



# Inchtore Conservation Area Appraisal

February 2015



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# 1. Introduction, Purpose and Justification

## 1.1. Conservation Areas

Judged to have special character by virtue of the distinctiveness and quality of the townscape. conservation areas are crucial to the conservation of our built environment. There are over 600 conservation areas in Scotland. They contain groups of buildings extending over areas of a village or town and can also include public parks, woods and historic land. To safeguard them for the enjoyment and benefit of future generations any new development should preserve or enhance their varied character.

Along with other local planning authorities, Perth & Kinross Council is required to determine which parts of its area are of special architectural and/or historic interest. It may propose and designate these as conservation areas. The public will be consulted on any proposal to designate conservation areas or change their boundaries.

The safeguarding and enhancement of conservation areas is defined through:

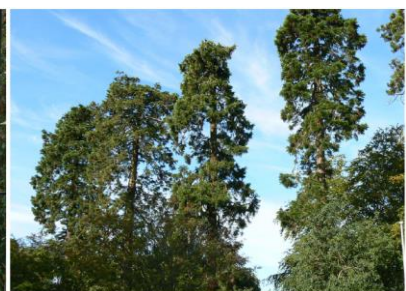
- Defining the character that merits protection, including the space between buildings;
- Use of appropriate controls over development, demolition and advertising;
- Financial assistance, where appropriate, for works of repair and restoration;
- Protection of trees;
- Interpretation schemes, through leaflets or exhibitions;
- The implementation of enhancement schemes based upon a conservation area appraisal.



*Inchtute bowling green*



*Signage of traditional design*



*Landmark Sequoia Sempervirens*

Designation as a conservation area does not place a ban upon all new development within its boundaries. However new development will normally only be granted planning permission if it can be demonstrated that it will not harm the character or visual quality of the area. Local Development Plan policy indicates that development within a conservation area must preserve or enhance its character or appearance. The design, materials, scale and siting of new development within a conservation area, and development outwith an area that will impact upon its special qualities



## 1.2. Definition of a Conservation Area

The definition of a conservation area is contained within Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as;

“An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

The Act makes provision for the designation of conservation areas, and planning authorities are required to determine which parts of their locale merit conservation area status. Perth & Kinross Council currently has designated 35 conservation areas, all of which have their own distinct character which is desirable to preserve or enhance.

## 1.3. Purpose of the Conservation Area Appraisal

A conservation area appraisal is a management tool which helps to identify the special interest and changing needs of an area. It serves as supplementary guidance to the Local Development Plan. The appraisal provides the basis for the development of a programme of action that is compatible with the sensitivities of the historic area and can enable the local authority to fulfil its statutory duties to protect and enhance that particular area.

Appraisals also assist in development management. They provide the opportunity to inform residents about the special needs and characteristics of the area and help developers identify and formulate development proposals. Where a conservation area appraisal has been undertaken for the area, the details contained in that appraisal should be used to guide the form and design of new development proposals.

A comprehensive photographic record of all buildings in the conservation area will be undertaken and retained by the Council for potential future use.



*Traditional cottage*



*Inchtute Hotel: Historic landmark and listed building*



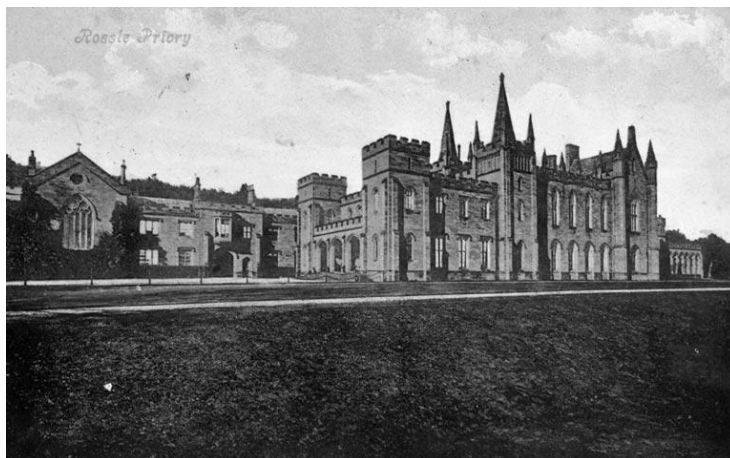
*Modern dwellinghouse*



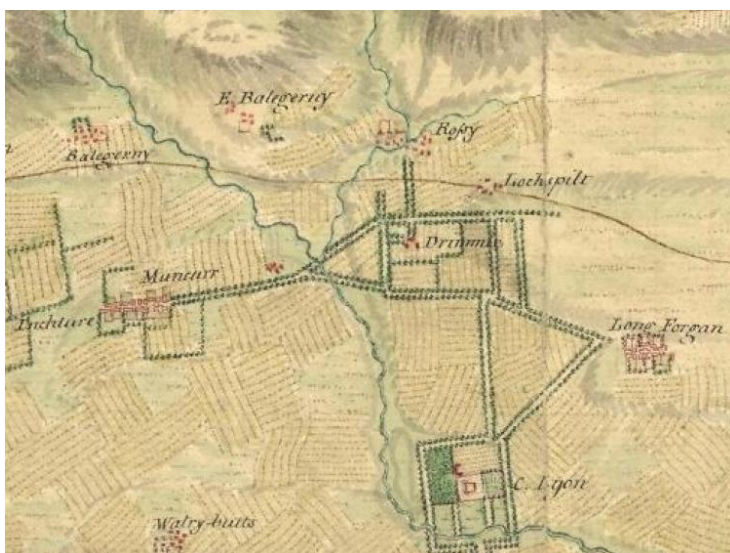
village, beyond the A90. The main entrance and associated Tudor Gothic Rossie Lodge still remain within the conservation area boundary.



*Lord and Lady George Kinnaird, Rossie Priory, c1850. ©St Andrews University Library. Licensor [www.scran.ac.uk](http://www.scran.ac.uk).*



*Rossie Priory, 1904. © St Andrews University Library. Licensor [www.scran.ac.uk](http://www.scran.ac.uk).*



*Roy Map, 1747-1755, 1:35,000. Roy Map 18/2b: Area around Longforgan, in Perthshire and Forfarshire (or Angus). ©The British Library. Licensor [www.scran.ac.uk](http://www.scran.ac.uk).*



With the expansion of the pleasure grounds around Rossie Priory and the formation of the turnpike road in 1790, the then Lord Kinnaird sought to enlarge and improve the village of Inchtute. In the first statistical accounts written by the Rev. Mr John Millar (1791-99) he refers to “all remaining old houses to be pulled down, and a neat large village erected” (p.195).

Little evidence of the previous village exists or that of the church. Head stones in the graveyard date from the 18th century and there is an account of a meeting held in 1799 to discuss the extensive repairs and alterations urgently needed for the church at that time but its appearance and that of the village is unknown. It is known that the condition of the building showed signs of more decay and the decision was eventually made to pull it down in 1834.

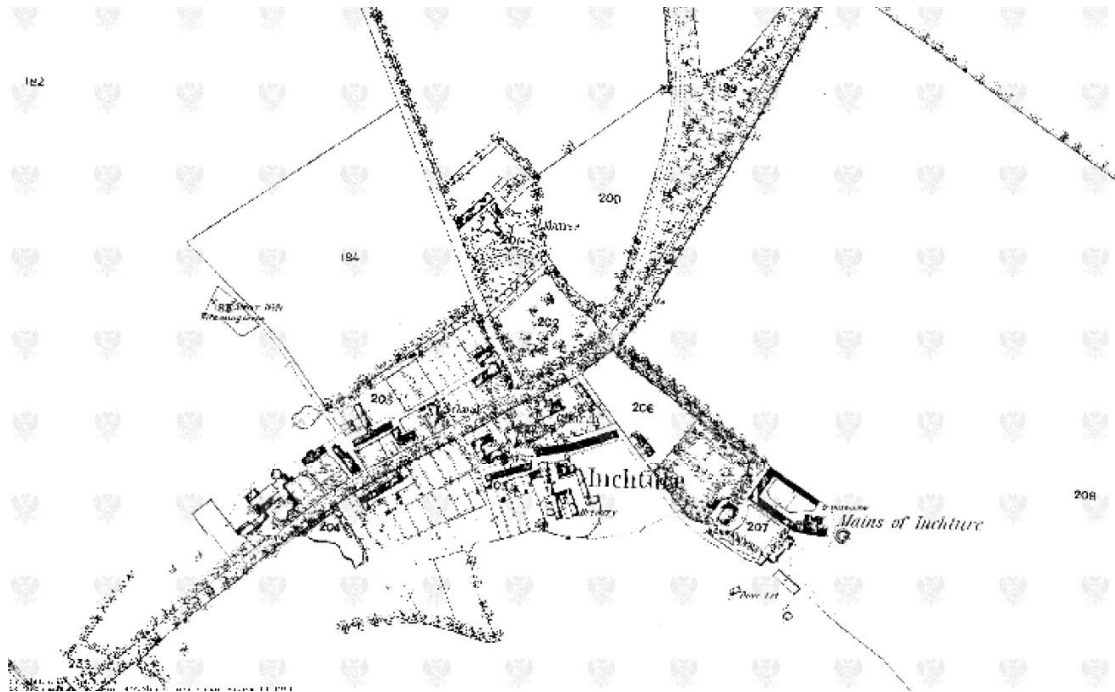
The history of the present parish church is also unclear. It is believed from historical accounts that the church was completely rebuilt following a fire in 1890. However, archived floor plans (dated 1835) show a footprint that matches the present church, the only difference being the old plans also show galleries in the upper level which we know were not rebuilt following the fire. In 1939 Lawrence Melville wrote in his book entitled ‘The Fair Lands of Gowrie’, that the “church was gutted, leaving only the walls and steeple standing” (p.100). It can therefore be presumed that the church of 1835 designed by David MacKenzie was restored, or to some degree reconstructed, in 1891 by the architect and factor of Rossie Estate, Duncan D. Stewart. It is unknown as to how much of the 1835 church was taken down and rebuilt or incorporated in 1891 to form the present church.



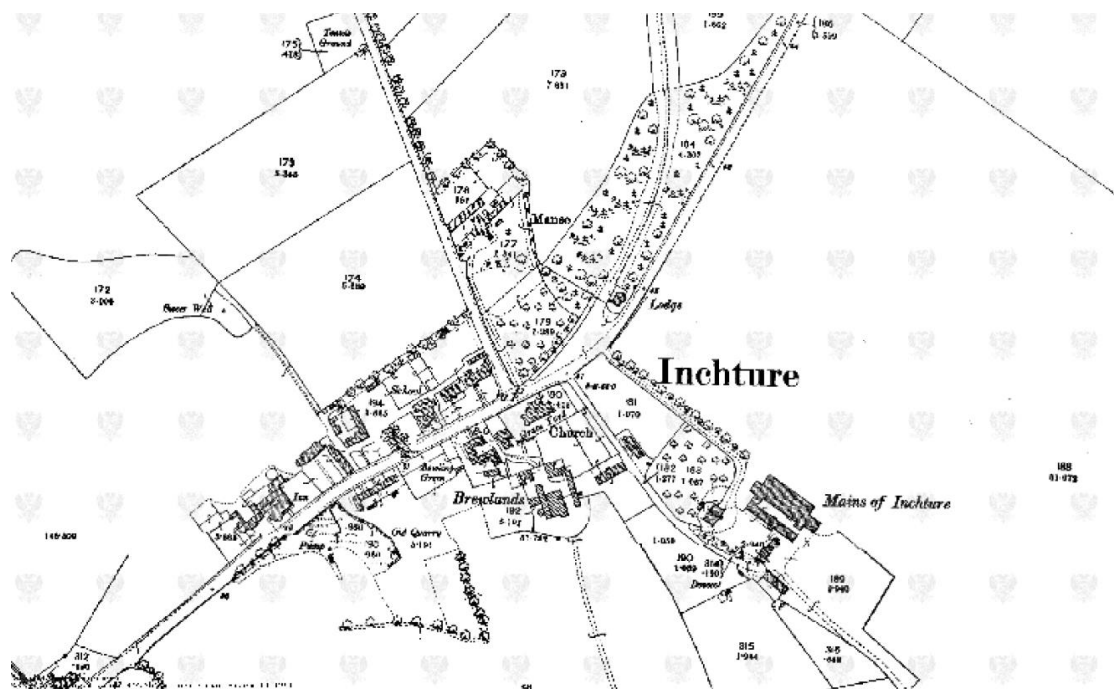
*Inchtute Church c1895. ©Dundee City Council, Central Library, Photographic Collection. Licensor [www.scran.ac.uk](http://www.scran.ac.uk).*

The bulk of the older properties found along the main street of Inchtute today can be attributed to two architects in two time periods. Architect David MacKenzie,

responsible for designing the 1835 church, was at that time likely to be responsible for a large number of the red sandstone buildings which have touches of Tudor Gothic in their design. The second phase in the village's development took place during the 1880s and 1890s when the estate factor and architect Duncan D. Stewart was likely to have designed the houses with the rustic log-columned porches. In the intervening period the school and schoolhouse (c. 1850s) was constructed, again in the mild mannered Tudor Gothic style but in brick rather than red sandstone.



**Fig. 3. Historic map of Inchtute, c1855-1898. © Landmark Information Group.**



**Fig. 4. Historic map of Inchtute, c1894-1902. © Landmark Information Group.**

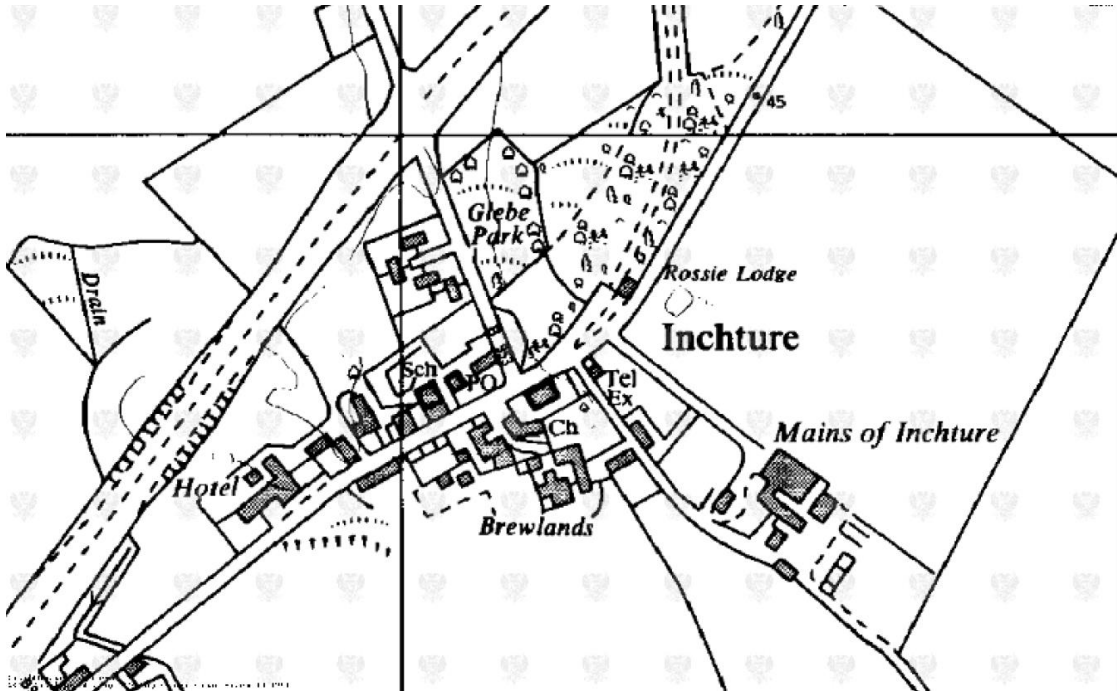


Fig. 5. Historic map of Inchturre, 1970. © Landmark Information Group.

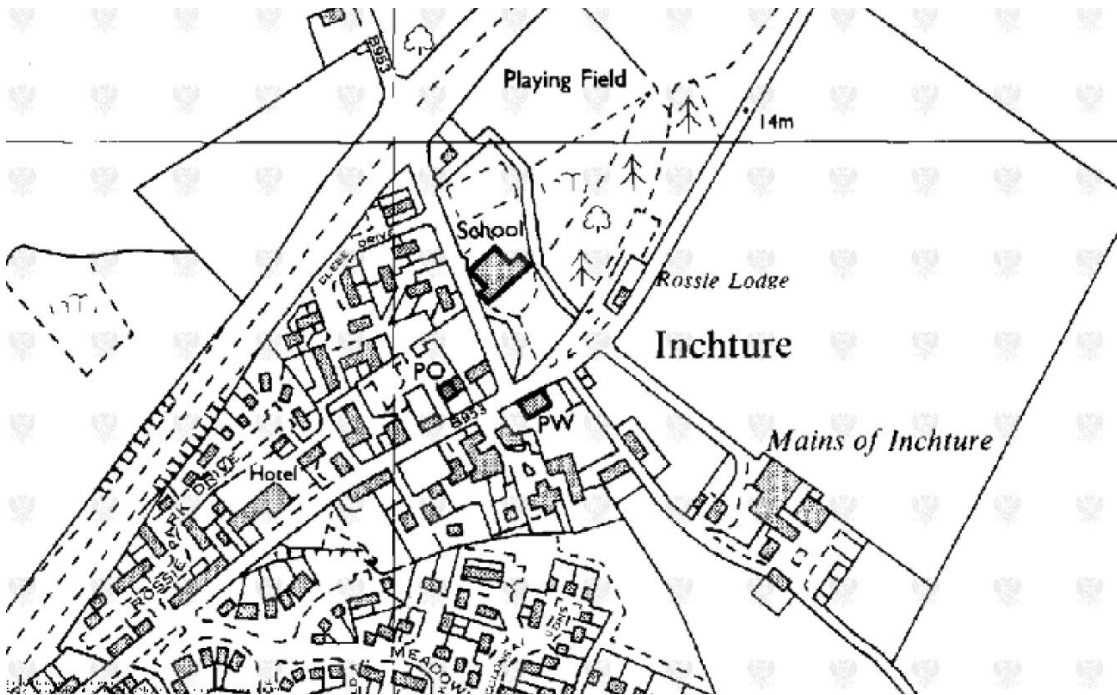


Fig. 6. Historic map of Inchturre, 1980s. © Landmark Information Group.

### **3. Townscape Analysis**

All conservation areas contain streetscapes, building types, architectural details, materials or other features which are unique to that area and a result of their historical development. These features contribute to an area's local distinctiveness, the characteristics that lend it a unique sense of place. Some of these characteristics are general or intangible, but others can be quite closely defined.

#### **3.1. Buildings and Townscape**

On entering Inchtute at its western end, the listed group of former railway cottages at Crossgates is the first indication of the original character of the settlement. The original horse-tram doorways are still evident on the façade of the westernmost property.

The road rises gently eastwards towards the Inchtute Hotel, a prominent local townscape feature at the brow of the hill. The hotel has been substantially altered and extended over time but largely preserves its original character of a coaching inn with an eye-catching two storey bay window and picturesque details such as large, multi-paned windows, hoodmoulds and decorative bargeboards. Car parking areas to the front and both sides have become rather dominant and distract from its architectural quality and character.

Rising up this hill, the surviving avenue of mature trees, a key historic and landscape feature of the village, makes its first appearance and continues, with some variation, along Main Street to link up with the historic avenue of Giant Redwood forming the curved, southern portion of the Rossie Priory drive at the east end of the village.

The hotel marks the beginning of the historic core of Main Street running south-west to north-east along a flat plateau. This part of the street has a spacious, green and relatively low-density character created by the historic avenue of trees, building lines set back from the street behind front gardens, and front boundaries formed by hedging, low walls or timber palisade fencing. Some boundaries have been replaced in modern materials (such as blockwork or artificial stone) but generally follow the scale, form and location of the historic boundaries. A few of the mature trees lining the street have been lost over time, leaving gaps in the historic avenue, although its majestic impact seen in perspective along the street is largely preserved. Front garden parking has been inserted at various points but the continuous character of the front boundary lines and enclosure to the street has generally been preserved.



*Selection of townscape photographs taken from around Inchtute Conservation Area.*

The buildings lining Main Street demonstrate the strong Rossie Estate style dating from the village's 19th century phase of development. Although developing gradually over a relatively long period from the 1830s to the 1880s, common design features, materials and forms give the group a cohesive and distinctive character.

The buildings are broadly a mixture of single storey, linear-form cottages and 1½ storey houses and groups with more complex footprints and roof forms. Principal elevations generally lie parallel with Main Street although some examples run perpendicular to it along narrow side lanes. Red sandstone pointed rubble masonry is the dominant walling material, and there are also good examples of the use of red Errol brick in dwellings, outbuildings and the former schoolhouse. Roof pitches are relatively shallow, finished in scots slate in diminishing courses or welsh slate. Stone or brick chimneys are a strong townscape feature, most relatively simple and squat in proportion but occasionally more ornate with brick corbelling or diagonally-set pairs of square shafts in Tudor style. Eaves lines and roof silhouettes are animated by decorative exposed rafter ends and bargeboarding, small dormers over decorative bays and porches, and small, projecting bay windows. A high proportion of historic timber windows or sympathetic later replacements survive in a wide variety of styles from simple, conventional sash and case designs to others with Tudor style leaded, gridded or lying panes in casement or sash and case opening mechanisms. Tudor stylistic elements continue in decorative hoodmoulds above doors and windows, some of which have unfortunately suffered damaging levels of erosion.

The earlier examples within this group, such as Carselea and The Cottage (1835), tend to have the strongest Tudor-inspired characteristics while later examples, such as New Cottage, Morven and Corner House (1885), tend to have more rustic/picturesque features such as log-column porches. The most detailed and picturesque example is the Gothic Inchtute Lodge of 1870, located at the entrance of the redwood-lined former drive to Rossie Priory. A group of buildings at the east end of Main Street have an interesting, repeated design feature of log-columned porches with pitched slated roofs and half-timbered or bargeboard detailing, each topped with an ironwork weathervane marked with the 'AK' monogram indicating the Kinnaird family, owners of the estate.

Inchtute Parish Church is prominently located on a raised site at the eastern edge of the village, creating a striking focal point at one of the main gateways to the conservation area.

The cemetery and school site are located on the former grounds of the village manse. The neat landscaping and specimen trees of the cemetery mark this important junction in the village while the strong boundary wall running north appears to be a survival of the manse garden walls. The primary school building itself is an interesting example of 1970s school architecture, more recently extended.



*Cemetery open space*



*Inchtute Primary School site*

The southern boundary of the school playground is formed by one end of the redwood avenue which draws the eye north-eastward along the curve of the historic route of the drive. The area between the redwoods is publicly accessible and has the character of an unusual, formal park or designed landscape, divorced from its historic landscape context by the formation of the A90. Vestiges of the historic driveway surface appear to survive under the grass. The visual relationships between Main Street, the Parish Church, the historic avenue and driveway and the historic lodge are marred somewhat by obtrusive yellow road markings and the car parking area outside the school, which would benefit from visual softening and more sympathetic landscaping.

The open space of the field to the north of Mains of Inchtute contains the remains of a prehistoric and later settlement and enclosures, and has been protected by its designation as a scheduled monument as noted in section 3.9. Archaeology. This space provides a welcome visual break in the relatively dense modern development around the south-eastern edges of the village.

The area behind and to the south of Main Street, particularly in the area south of the parish church, has been developed with a series of modern infill dwellings and conversions of older structures. However an interesting historic service/industrial character is still evident in this area with survivals of historic buildings relating to the agricultural, brewing and smithing activities formerly carried out here. Two rows of cottages at Mains of Inchtute, to the south-east of the church, also survive with most of their historic character intact, although eroded slightly by modern replacement doors and windows and obtrusive roof ventilation. The historic Mains of Inchtute farmhouse is now isolated from its historic setting by a large modern housing development.

A townscape analysis map can be found in Appendix A.

### 3.2. Street Pattern and Movement

Inchture's 19th century origins as a planned village are particularly evident in the main street running west to east then north to south. This wide, occasionally busy thoroughfare is softened by mature trees and private front gardens.

More recent expansion of the village has created a significantly different street pattern with twisting culs-de-sac at each edge of the conservation area, distinct from the original village layout.

The land use in Inchture is predominantly residential, strengthened by its growing function as a commuter settlement. As such, there is a relatively high level of car ownership in the village. The proximity of Inchture to Perth and Dundee and improved access to the A90 has led to a high level of commuting for both work and leisure.

Vehicular movement primarily concentrates along the section of road from the A90 into Inchture from the west. Residential and occasional light industrial activity enters Inchture from the east. The limited routes present busy junctions at key points in the village.

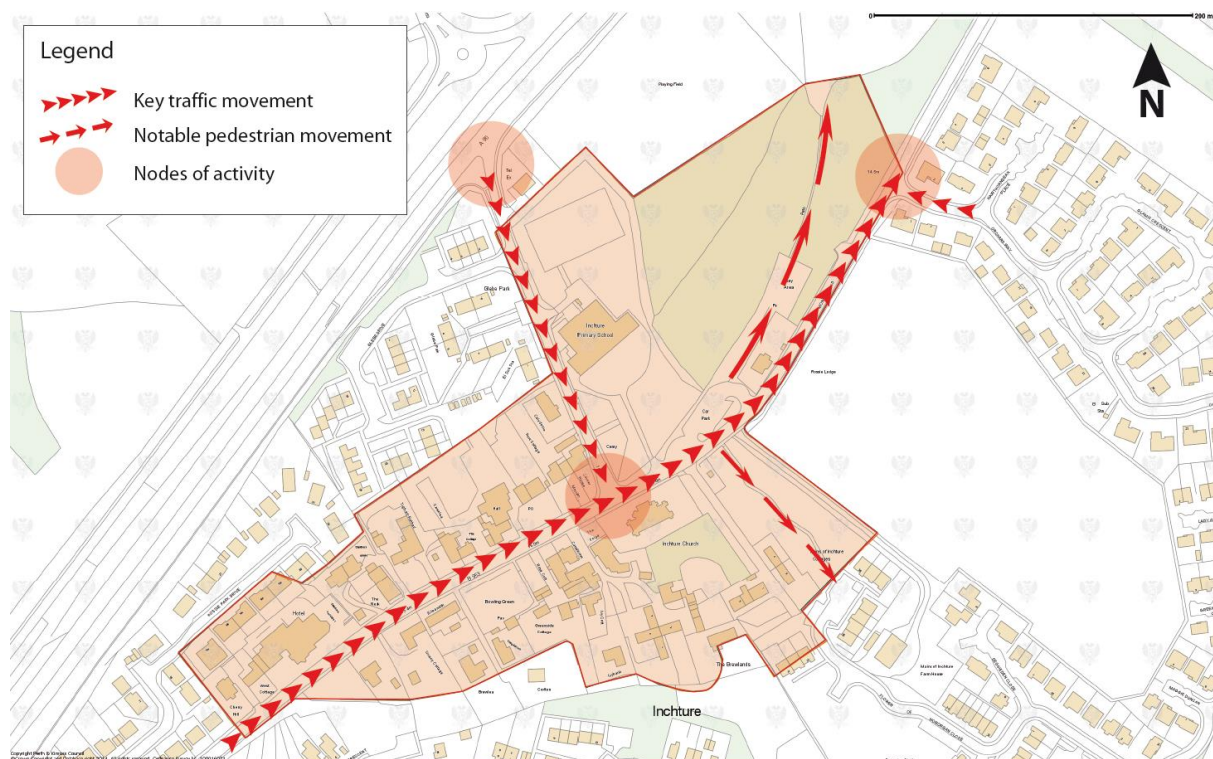


Fig. 7. Predominant street movement pattern through the conservation area.



### 3.3. Views and Vistas

Views in and out of the conservation area are an important feature of its character which should be protected.

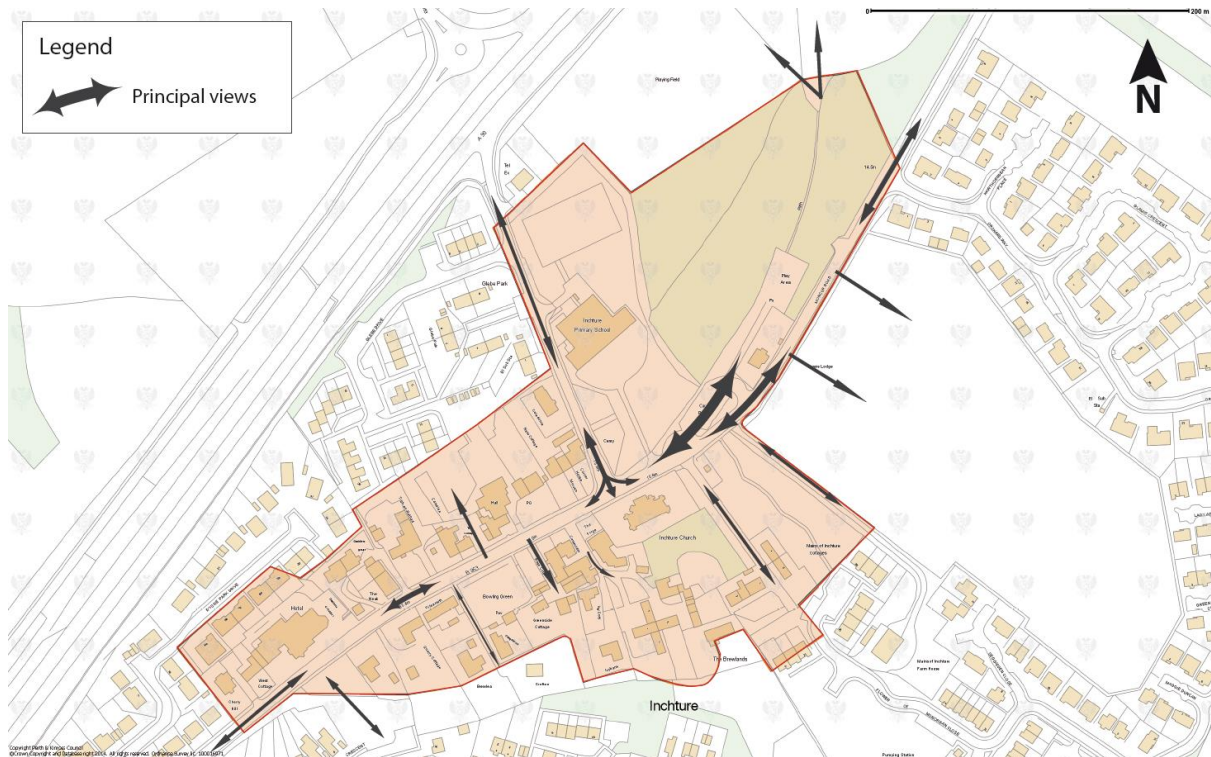
Open and glimpsed views throughout the conservation area combine with Inchtute's mature trees to great effect, and the gentle undulation of the surrounding topography is apparent in views out, contrasting with Inchtute's planned layout form.

Inchtute Parish Church is the dominant feature in views from and around the eastern half of Main Street. Its spiky, buttressed form with central bellcote and tall gothic windows give it a strong vertical emphasis, acting as an eye-catcher in long views. It is also located on a noticeable rise in the surrounding ground level, marking its local importance.

The village townscape opens out at the road intersection beside the parish church, with open spaces and views across the cemetery and playgrounds of the village school to the north, towards the redwood avenue to the north-east and the recreation area and open field beyond to the south and east. These three open spaces are each quite different in character.



*Long, scenic, panoramic and curved views within and outwith Inchtute conservation area.*



**Fig. 8. Principal views in and out of the conservation area.**

### 3.4. Trees and Landscaping

Mature tree belts, individual trees and boundary hedges are important and significant features within the townscape of Inchtute Conservation Area.

The edges of the main street are defined by mature or veteran trees, predominantly Limes, and well established hedges providing an attractive sense of enclosure. At the east end of the village there is the magnificent tree-lined avenue of Giant Redwoods (*Sequoia Sempervirens*) which formerly led to the mansion-house of Rossie Priory. This avenue of redwoods exudes landmark character in itself.



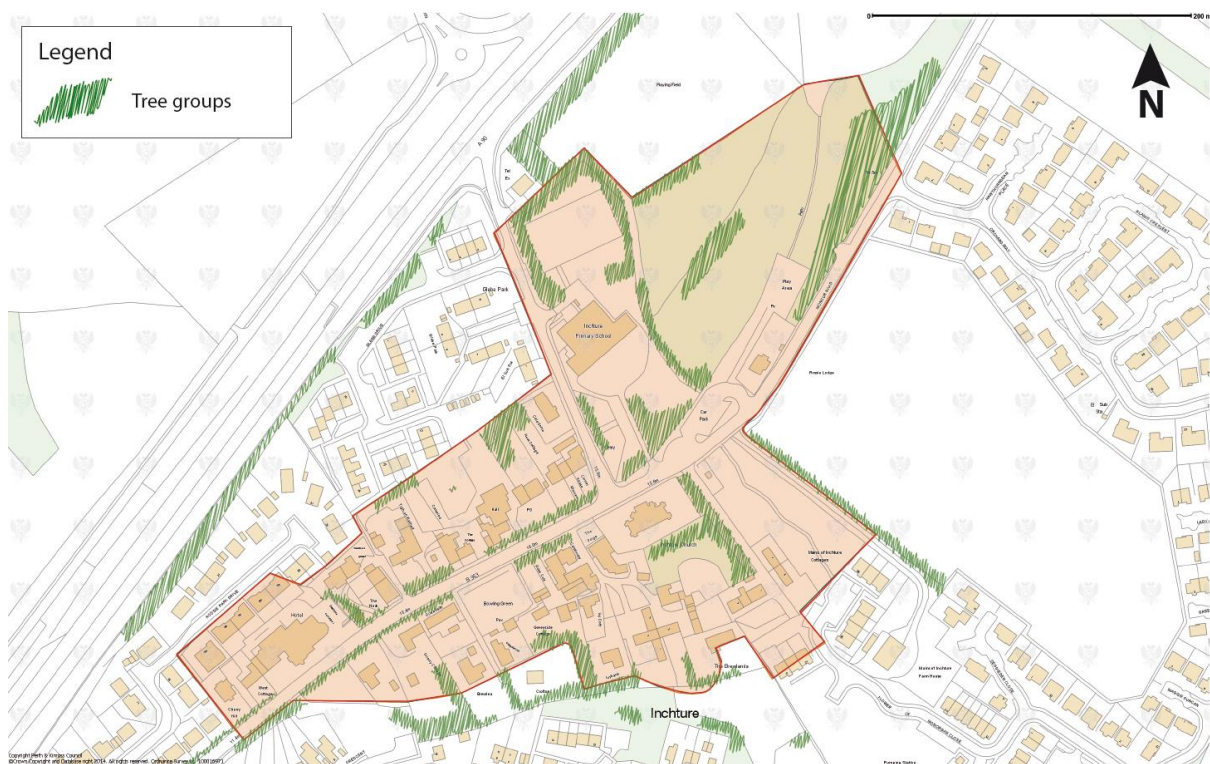
*Sequoia avenue trail from Moncur Road; shrubberies and individual mature trees; hedging and tree-lined boundaries.*

Other notable tree belts border the northern edge of the conservation area around the school grounds and the approach to the Mains of Inchtute. There are attractive tree groups in the cemetery, around the east and south sides of the Parish Church and in the gardens of several houses throughout the village. There are a variety of tree species within the conservation area which is to be noted. As well as Lime and Redwood there are some very good specimens of Beech, Copper Beech, Sessile Oak, Turkey Oak, Silver Birch, Cherry, Rowan, Magnolia and a wealth of Laurel and Holly trees.

There are no existing Tree Preservation Orders (TPOs), to date, within the conservation area or its immediate setting.

It has been noted that several mature trees within the conservation area or its setting have been lopped and topped. Under planning legislation any proposals to fell, top or lop trees within the conservation area must be notified to the local planning authority. Indiscriminate lopping, topping or felling would have a negative impact on the character of Inchtute Conservation Area.

Significant trees, tree belts and woodland within and around the edge of the conservation area are indicated in Figure 9.



**Fig. 9. Notable tree coverage within and outwith the conservation area.**



*Examples of tree works which would require written consent from Perth & Kinross Council. The images above include lopping and topping.*

Traditional boundary treatments such as stone walls, railings, gates, hedges and fences are important features of the village townscape. Hedges and picket fencing, particularly palisade fencing, contribute to Inchtute's distinctive character. Hedges are a variety of broadleaf species (such as beech) and evergreen, including laurel. Decorative cast iron railings and gates are relatively rare. There are fine examples of decorative cast iron railings and gates at the parish church and also gates at the post office and the bowling club. Traditional landscaping and boundary features should be preserved and enhanced.



*Examples of boundary effects within and continued out of the conservation area, including natural hedging, stone boundary walls, palisade style timber fencing and cast iron railings.*

### 3.5. Spaces

All spaces, regardless of ownership and accessibility (ie. public and private spaces) contribute to the amenity and character of an area, as indicated in Planning Advice Note 65, 'Planning and Open Space'. The term 'open space' covers green space consisting of any vegetated land or geological feature in a village and civic space including squares, market places and other paved or hard landscaped areas. Types of open space include public parks and gardens; private gardens; amenity greenspace; pathways; green corridors; natural or semi-natural greenspaces, and churchyards.

The east side of the village has a variety of open spaces including the Giant Redwood avenue and woodland area, the school playing fields, the cemetery garden, the churchyard and the pathway to Flower of Monorgan Close.

The bowling green provides an attractive green space in the centre of the village. Private gardens also contribute to the character and appearance of the townscape, particularly along the main street, and most gardens within the conservation area are attractive and well-maintained.



*Open spaces located within the conservation area including the Inchtute bowling green, tree-lined sequoia avenue, cemetery and public seating park, paved open space leading to Flower of Monorgan Close.*

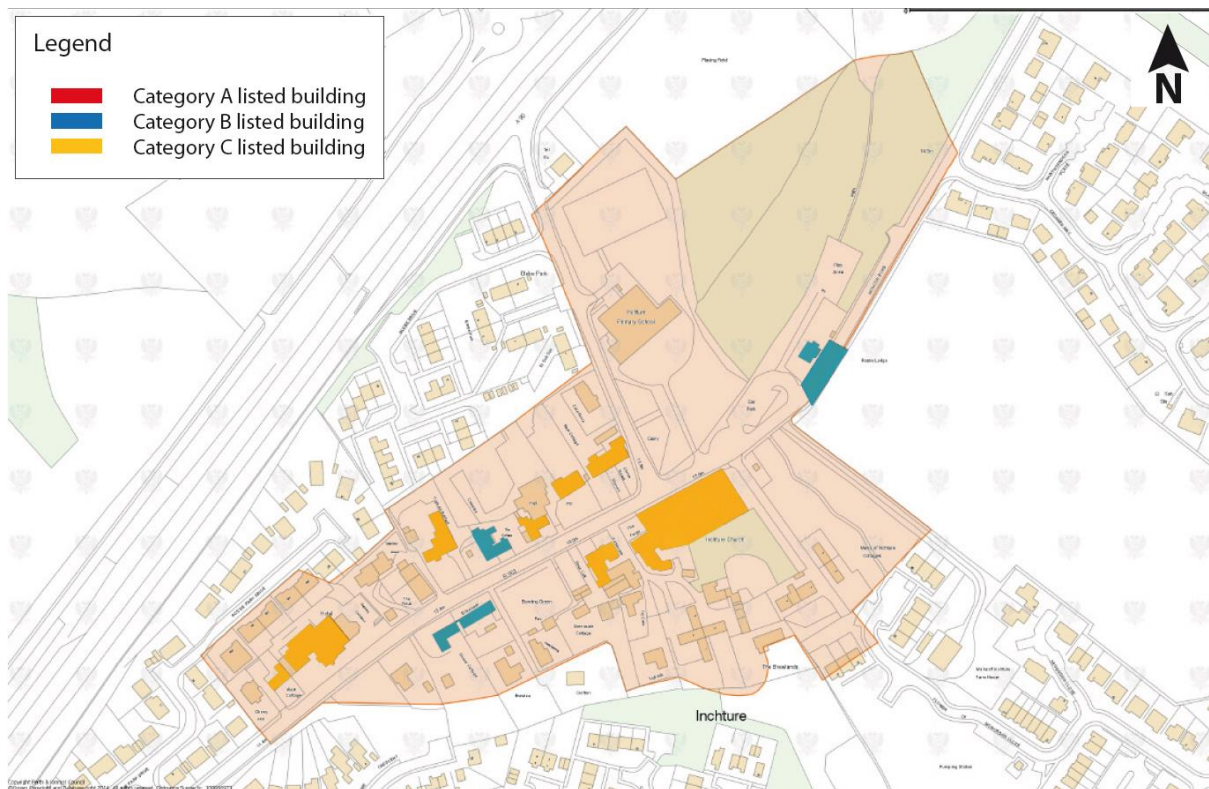
### 3.6. Listed Buildings

Inchtute Conservation Area contains numerous buildings which are listed by Historic Scotland for their special architectural or historic interest.

A building’s listing covers its interior, exterior and “any object or structure fixed to a building” or which falls within the curtilage of such a building, forming part of the land since before 1 July 1948. The alteration or removal of any features or fixtures requires listed building consent.

Buildings are listed by Historic Scotland in 3 categories – A, B and C. Category A listed buildings are of national or international importance. Category B listed buildings are of regional importance. Category C buildings are of local importance.

A list of these buildings has been provided in Appendix C serving as an audit.



**Fig. 10. Listed buildings located within the conservation area boundary. See Appendix C for more detail.**

### 3.7. Buildings at Risk

There are no buildings in Inchtute currently listed in the Buildings at Risk (BAR) Register for Scotland. However, the condition of any buildings which are dis-used or vacant will be monitored and proposed for inclusion on the register if considered appropriate.

### **3.8. Historic Gardens and Designed Landscapes**

The Rossie Priory Garden and Designed Landscape is close to Inchtute, located immediately north of the A90. Sites included in the Historic Scotland Inventory of Gardens and Designed Landscapes are considered to be of national importance, and Rossie Priory is assessed as being of outstanding significance in terms of its architectural, historical and scenic value, and for its value as a work of art. Furthermore it has high nature conservation and horticultural/arboricultural value.

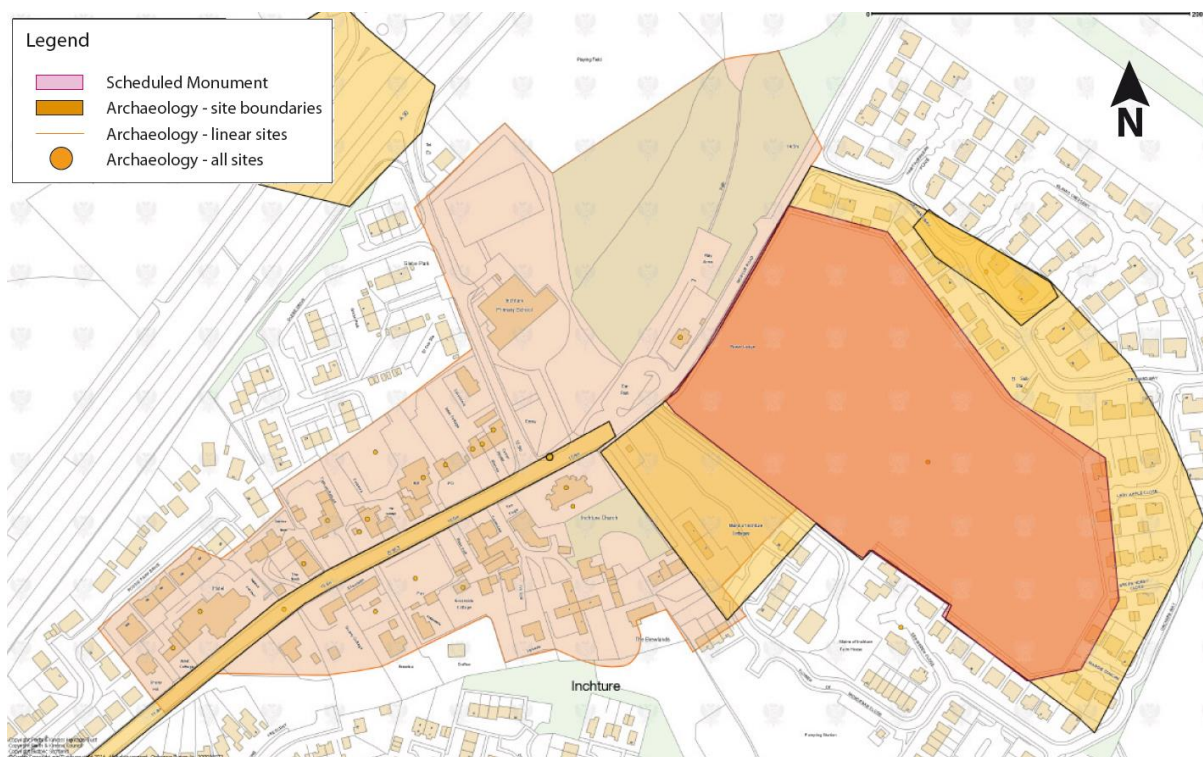
While Rossie Priory is now severed from Inchtute by the A90, the historic relationship between the village and the priory is retained through the Rossie Lodge, within the conservation area, and the adjacent avenue of sequoia trees leading formerly to the priory.

### **3.9. Archaeology**

The most significant instance of archaeological interest within and around the conservation area takes the form of a Scheduled Monument immediately adjacent to the conservation area: the Mains of Inchtute. The monument comprises an area of enclosures and settlement remains, dating to the prehistoric and medieval periods. This ancient settlement area is protected from development.

There are sites of local archaeological importance within and around the village. Information on non-designated monuments can be found in the Perth and Kinross Historic Environment Record (HER). Enquiries should be directed to the Heritage Officer at Perth and Kinross Heritage Trust ([www.pkht.org.uk](http://www.pkht.org.uk)). Information from the HER can be viewed online via Pastmap ([www.pastmap.org.uk](http://www.pastmap.org.uk)).

Following national planning policy, a programme of archaeological works including an initial evaluation to assess the significance of any deposits will be required to protect and record any archaeological remains impacted upon by any proposed development. Depending on the results of the initial evaluation, this programme of archaeological works is likely to include measures for preservation in situ and preservation by record, through excavation, analysis and publication.



**Fig. 11. Archaeological sites of interest and Scheduled Monuments which are located within, bounding and outside the conservation area boundary.**



*East to South-East view and South-East to South view across the Mains of Inchtute Scheduled Monument.*

### 3.10. Public Realm

Street furniture throughout the village, such as lamp standards, bollards and the bus shelter in the main street, is of standardised design. These are generally unobtrusive, as is the existing road signage.

It is expected that any future signage and street furniture will not have an adverse impact on the setting of the conservation area, and will aim to further enhance its character with improved design.



Public seating is provided in the attractive cemetery garden in the form of park style benches. There is no other seating in or around the edge of the conservation area. It is expected that any additional seating is appropriately designed and located without creating an obstruction to pedestrians.

Footpath surfacing material around Inchturlach Conservation Area is primarily tarmac. It is expected that higher quality surfacing materials are used when possible.

Traditional features such as doorways and porches, decorative railings and gates, finials, boundary walls, barge boarding and red letter boxes are present within the conservation area. These add to Inchturlach's historic and architectural character and should be retained.



*Selection of townscape features taken around Inchturlach Conservation Area.*

## 4. Opportunities for Enhancement

Opportunities for enhancement identified through the conservation area appraisal process are suggested for a number of key areas. These include spaces and boundary edges of poor visual quality and/or condition. Further attention to these spaces and areas would be beneficial to the character of the conservation area.

There will be early consultation with the local community, including the Community Council and other local groups, before any firm proposals are developed further through planning briefs or design statements.

The key area identified for a potential enhancement scheme is the parking area serving the village hall. The environs could be significantly enhanced by a hard and soft landscaping scheme, using natural materials to replace the poorly surfaced tarmac area, creating better defined pedestrian routes and improving the edges of this space. The rear elevations of the hall have suffered from vandalism, and the hall itself would also benefit from a scheme of maintenance and repair.



*Areas flanking and to the rear of Inchture Village Hall.*

The west end of the tarmacadam car and bus parking area in front of the school at the east end of the village is visually rather stark. The marked out yellow box area is particularly intrusive.



*Tarmacadam area which would benefit from physical boundary treatments to enhance the conservation area and mitigate road user confusion.*

Path networks through Inchtute and around the local area could be developed and enhanced. The Core Path Plan identifies key routes around the village linking to wider networks allowing access throughout the area. There may be scope for improving or extending existing routes linking to the Core Path network.



*Examples of boundaries within the conservation area which are in need of repair or enhancement.*

Within the settlement boundary some scope may exist for infill development but only where this will not adversely affect the density, character or amenity of the village. Generally, encouragement will be given to the improvement of existing village shopping facilities; proposals which will improve the character and environment of the village; small scale business activities where they are compatible with the amenity and character of the village; and proposals for the provision of small scale tourism and leisure facilities.

The adopted Local Development Plan (2014) includes the commitment to investigate and progress enhancement schemes where appropriate. Enhancement of the conservation area will be achieved through a variety of agencies and routes: through schemes promoted by the local authority (Perth and Kinross Council) in partnership with local or national agencies, through private business enterprise and development or via conditions or legal agreements attached to planning consents.

Funding may be available from a variety of sources including Perth and Kinross Council; Perth and Kinross Heritage Trust; Historic Scotland or the Heritage Lottery Fund, depending on these organisations' priorities and resources at the time.

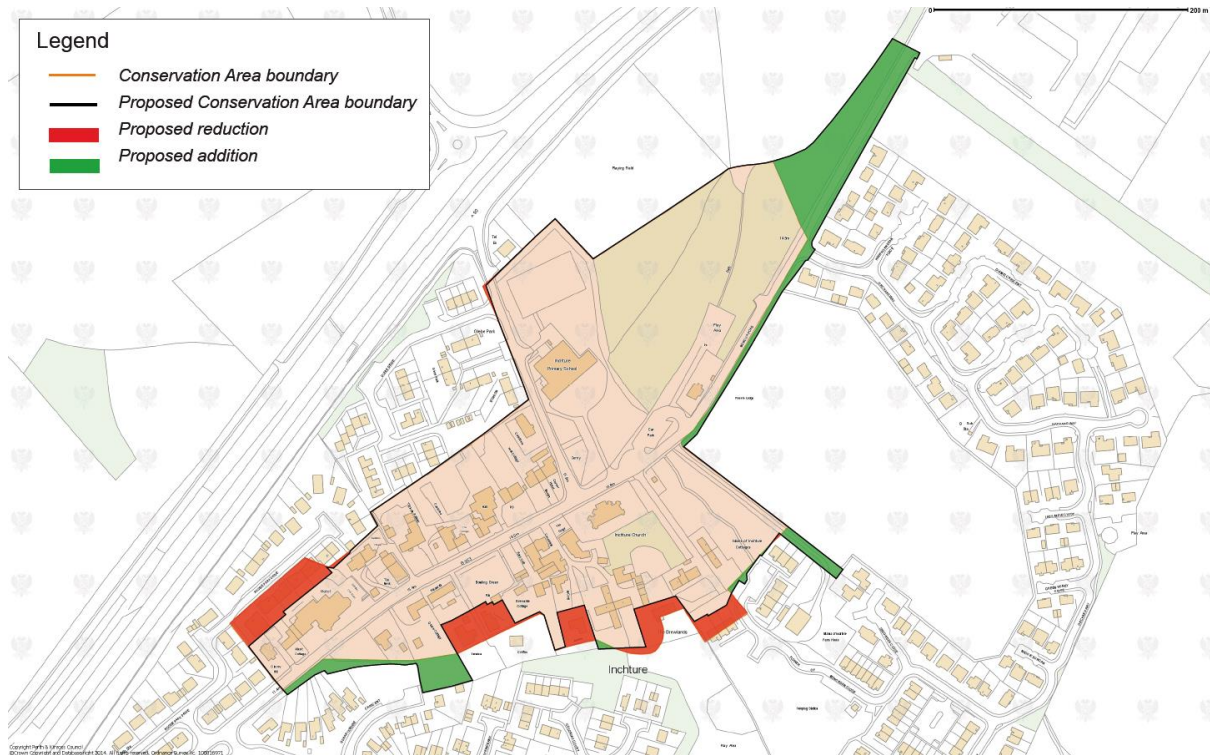
## **5. Opportunities for Planning Action**

### **5.1. Proposed Boundary Review**

The Inchtute Conservation Area was first designated in 1973. The Council is required to review its conservation areas from time to time and update the conservation area appraisal and management proposals on a regular basis.

The review of the Inchtute Conservation Area reflects the fact that a substantial period of time has passed since the original designation and the conservation area would benefit from fresh assessment.

As part of this appraisal a detailed review of the conservation area has led to a number of boundary adjustments including opportunities for both extension and contraction of the current boundary. See Appendix B for the proposed boundary amendments and specific justification.



**Fig.12. Proposed extensions and reductions of Inchtute Conservation Area.**

## 5.2. Effects of Permitted Development

Scottish Government has issued a General Permitted Development Order (February 2012) which restricts householder permitted development rights in conservation areas, such as replacement windows and satellite dishes. However there are still types of development which are classed as “permitted development” such as the alteration or removal of stone walls or railings which do not bound the curtilage of a dwelling-house; some forms of telecommunications development, development by statutory undertakers (water, gas, electricity, road transport, post office and sewerage) and development by local authorities, including lamp standards and street furniture.

Under Article 4 of the Town & Country Planning (General Permitted Development) (Scotland) Order the local planning authority can seek the approval of the Scottish Ministers for Directions that restrict certain permitted development rights. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. An Article 4 Direction is not needed for householder development. However, it is considered that an Article 4 Direction will be required for certain types of development, including

development by statutory undertakers and the local authority. In order to maximise the benefit of the conservation area designation it is considered that an Article 4 Direction for Inchtute Conservation Area should be drafted for Scottish Ministers approval (see Appendix D for the Article 4 Direction).

### **5.3. Advertisements**

There are certain types of advertisements which do not require advertisement consent under the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984. It is possible for a local planning authority to propose additional advertisement controls through regulation 11 of the 1984 Regulations and seek the approval of the Scottish Ministers. A Regulation 11 direction controls normally permitted forms of 'minor' advertisement which can have an impact in areas of environmental quality. Certain types of advertisements, such as shop or business signage, can have a significant impact on historic building frontages and on the overall quality of the townscape. Usually Regulation 11 advert controls are only approved in conservation areas.

Existing commercial businesses in the village are the Inchtute Hotel, one shop with associated garage, the post office and a few home businesses. A planning application for an additional shop in the village has been approved recently (November, 2014).

Additional advertisement controls would be a useful development management tool and should therefore be drafted for consultation and Scottish Ministers' approval. Classes of permitted advertisement proposed for removal under Regulation 11 of the Control of Advertisements Regulations 1984 are shown in Appendix E.

### **5.4. Trees**

There is a case for Tree Preservation Orders (TPOs) to be formulated within the setting of Inchtute if there are trees which are important to the setting of the conservation area. The Council will consider serving TPOs if any important tree belts in these areas are under potential risk.

Any proposals to fell, top or lop trees within the conservation area will be subject to certain planning controls under the Town & Country Planning Act. Under this Act the local planning authority must be given six weeks' notice of the intention to uproot, fell or lop trees. The planning authority then has the opportunity to discuss suitable management of the tree(s) with the owners, such as thinning rather than lopping. The planning authority would also have the option to propose protection by Tree Preservation Order (TPO). Failure to give notice will render the person liable to the same penalties as for contravention of a TPO, which could involve a fine not exceeding £20,000 per tree.

## 5.5. Development Pressure

Inchture has already expanded significantly beyond the original planned village, and there may be additional demand for new residential development on the edge of the village within the setting of the conservation area. The Local Development Plan (2014) indicates one area considered appropriate in principle for housing. There may also be pressure for backland or infill development of single dwellings, and householder development such as new extensions or alterations.

The residential development site (H24) identified in the Local Development Plan partially abuts the conservation area at Moncur Farm Road. The provision of public space and paths, a tree corridor bounding the A90 and garden trees to bound Moncur Farm Road is identified. The existing stone wall is to be reused to provide boundary treatment for properties bounding Moncur Farm Road.

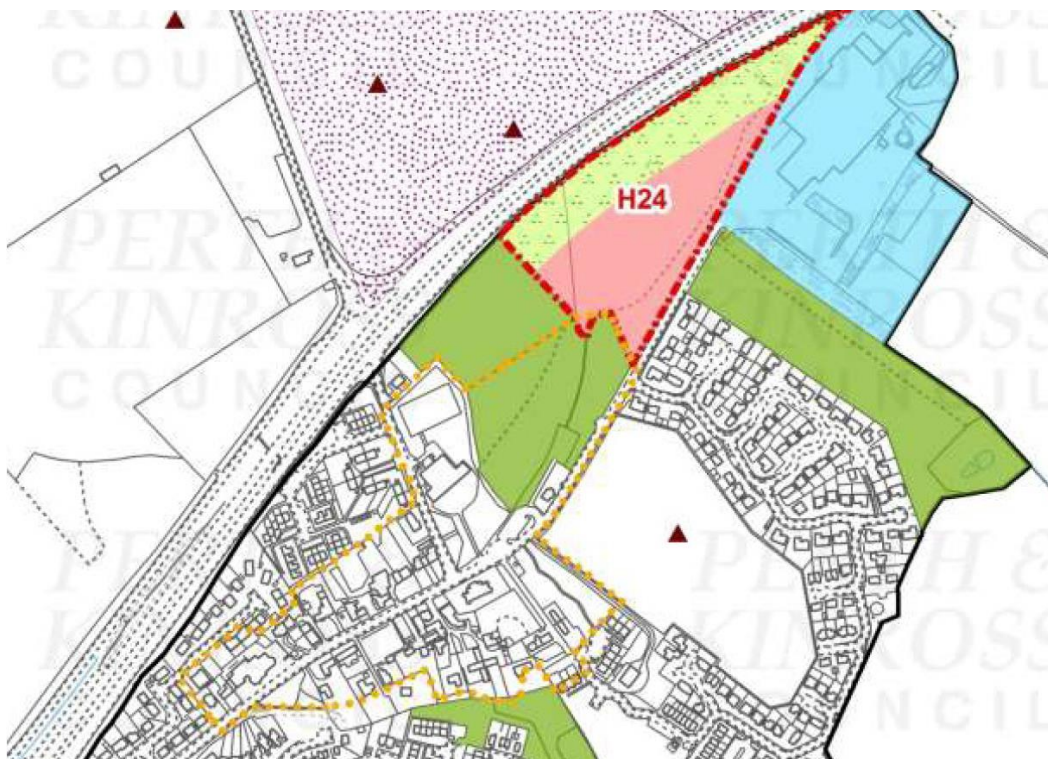
The Local Development Plan indicates that the historic environment is an important part of Perth and Kinross's cultural heritage; it helps to enhance the local distinctiveness of the area, and contributes towards the achievement of sustainable economic growth by playing a key role in supporting the growth of the area's tourism and leisure industry (para 3.8.1). Policies of particular relevance include:

Policy HE1: Scheduled Monuments and Non-Designated Archaeology

Policy HE2: Listed Buildings

Policy HE3: Conservation Areas

Policy HE4: Gardens and Designed Landscapes



**Fig.13. Proposed residential site allocation (H24) at Moncur Farm Road. Taken from Perth & Kinross Local Development Plan (2014).**

Policy HE3A indicates that development within a Conservation Area must preserve or enhance its character or appearance. The design, materials, scale and siting of new development within a conservation area, and development outwith an area that will impact upon its special qualities should be appropriate to its appearance, character and setting.

Policy HE3B indicates that where a building is considered to be of value, either in itself or as part of a group, there will be a presumption in favour of its retention, restoration for the current or another appropriate use. Where demolition is considered acceptable and is to be followed by the redevelopment of the site, the application for proposed demolition should be accompanied by a detailed application for the replacement development.

The online “Placemaking Guide” for Perth and Kinross gathers together the latest best practice on managing and improving places including the design of new development. The Guide will be used in determining planning applications.

## **6. Conservation Strategy**

The conservation area appraisal provides a sound basis for development management and for initiatives to promote environmental and economic improvements. Key issues and features that contribute to the character of Inchtute are addressed and proposals will be put forward for enhancing the character of the area. This will be done through local consultation with amenity groups, businesses and other community organisations. Public meetings and exhibitions will also be arranged.

The appraisal provides a framework for on-going management of the conservation area in the medium term as well as the near future. The key objectives are:

- To ensure maintenance of the integrity of the conservation area;
- To prevent erosion of character through small-scale change;
- To enable future evolution and change as long as it is appropriately controlled.
- Implementing these objectives will depend on a number of factors:
- Development proposals must be in accordance with current development plan policies relating to conservation area status and the special character of Inchtute’s historic buildings, open spaces and tree groups.
- Design, materials and detailing will require to be in accordance with design guidelines prepared by the local planning authority;
- Development proposals should demonstrate a sustainable approach, including use of materials and sustainability of use;

- Adaptive re-use of buildings and mixed use projects to ensure a reverse in physical, visual or economic decline will be positively considered subject to compatibility with neighbouring property and uses;
- The potential for economic regeneration will be considered as a positive factor, subject to compatibility with neighbours.

Whilst current planning policies provide a framework for protection of the conservation area, it is important to ensure implementation and enforcement where necessary. A combination of guidance, information and planning tools will be used in this management role, as indicated below:

- **Conservation area guidance:** design advice covering conservation areas in general will be provided for owners and occupiers of residential and commercial property with regard to building alterations and improvements, and there will also be advice for any new build site infill in conservation areas;
- **Grant aid:** the local planning authority will provide information regarding what grant schemes may be available from partnership agencies and other organisations for certain types of repair or enhancement works;
- **Enforcement action:** the planning authority will assess any unauthorised works within and adjacent to conservation areas with a view to taking enforcement action where feasible;
- **Article 4 Directions:** the planning authority is committed to establishing this additional planning tool within the conservation area in order to bring certain classes of permitted development under planning control.
- **Repairs Notices:** the planning authority will seek to work with owners of listed buildings but may take action in terms of undertaking urgent works or requiring repairs where owners allow buildings to fall into disrepair;
- **Compulsory Purchase Orders:** the planning authority may exercise its rights to acquire buildings in disrepair to assist their repair and conversion in partnership with other agencies;
- **Education and training:** the planning authority aims to establish links with Historic Scotland, business and enterprise bodies and construction skills providers to facilitate conservation training programmes for building contractors and other interested parties or private individuals. Perth and Kinross Heritage Trust has an ongoing interpretative and outreach education programme in conjunction with other agencies which includes events linked with conservation areas.

There is a firm commitment from the planning authority to ensure the protection and enhancement of Inchtute Conservation Area and to use statutory planning powers when these are required. The importance of public consultation with local civic amenity and community groups and local businesses is fully understood and this will continue after the conservation area has been redesignated and established.



## 7. Monitoring and Review

The Inchtute Conservation Area will be monitored through:

- **Photographic surveys:** a detailed survey of all buildings and open spaces within the conservation area has been undertaken as part of the appraisal and will form a basis for monitoring further change;
- **Observation:** officers from the planning authority will visit the conservation area at regular intervals and check on the progress of any restoration and enhancement schemes and also observe any other works occurring which may be unauthorised;
- **Liaison:** officers will liaise with local amenity groups, the public and other interested parties as necessary;
- **Review:** the Conservation Area Appraisal will be monitored and reviewed from time to time depending upon budget constraints and other priorities.

For further information concerning the contents of this document, contributions for its improvement, or any matters concerning conservation areas or listed buildings please contact:-

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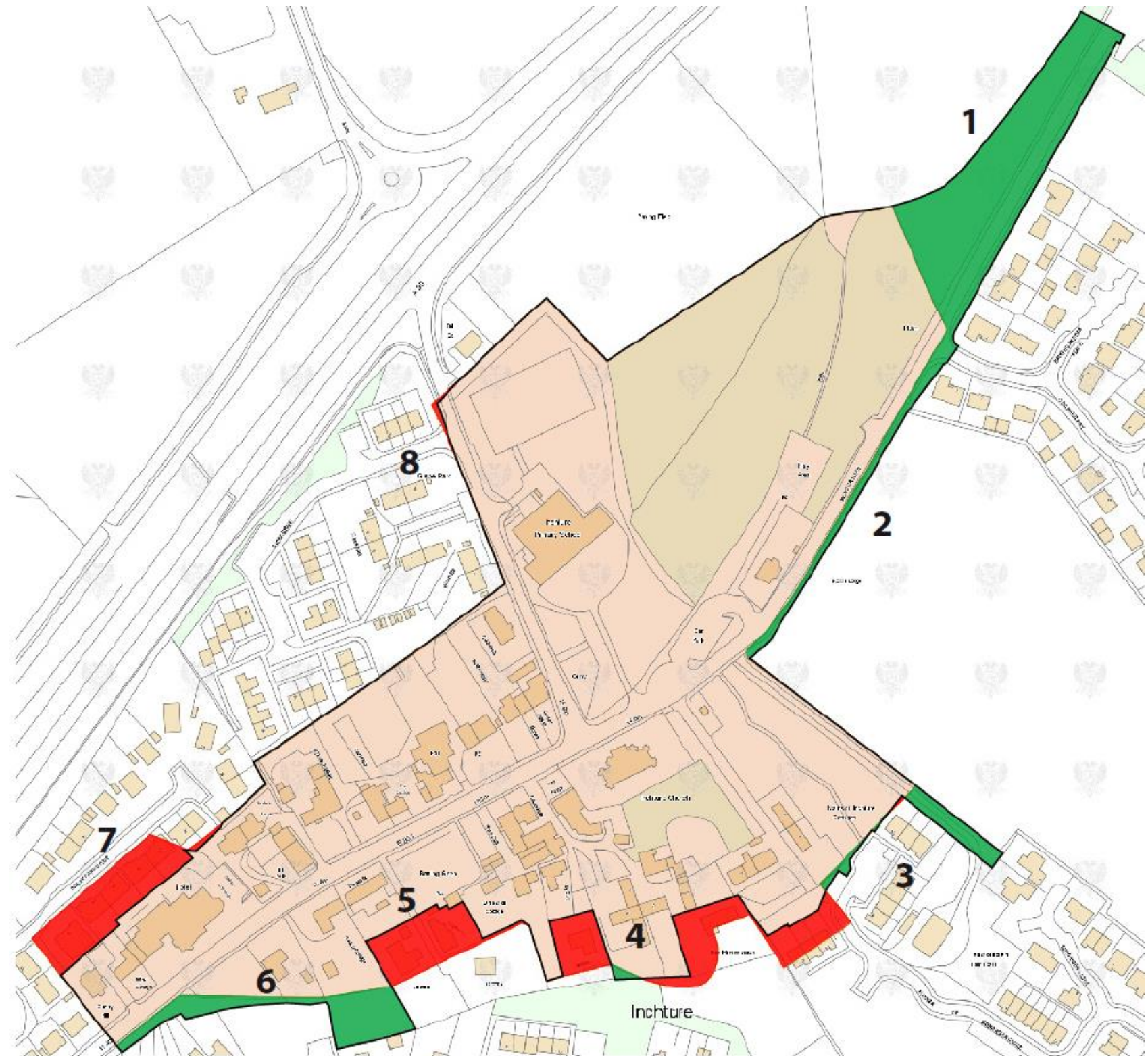
# Appendices

## Appendix A - Townscape Analysis



## Appendix B - Proposed Boundary Review

- 1. Addition:** This section, currently outwith the conservation area, presents an opportunity for extension into the conservation area. It is proposed to protect this gateway entrance to Inchtute by taking in the natural woodland boundary, including the existing boundary wall which currently stretches into the conservation area, and crossing the road to protect the setting of the area.
- 2. Addition:** Through review of the existing boundary between the conservation area and site of archaeological interest, a narrow stretch is proposed for inclusion so as to continue the line of the stone boundary wall and to protect the area's setting.
- 3. Addition:** It is proposed to extend the conservation area here in order to protect the natural tree boundary which borders the Scheduled Monument site. Additionally, a small amendment is also proposed to include a section of public green space. **Reduction:** A slight boundary amendment in order to better represent the property line.
- 4. Addition:** A slight boundary amendment in order to better represent the property line. **Reduction:** It is considered that the more modern buildings within this section do not contribute significantly to the character and appearance of the conservation area.
- 5. Reduction:** A slight boundary amendment is proposed in order to better represent the property line. It is considered that the more modern buildings within this section do not contribute significantly to the character and appearance of the conservation area.
- 6. Addition:** It is proposed to extend the conservation area boundary in order to include the listed building's curtilage which contains mature trees that contribute to the overall character of the conservation area. Also, a slight amendment to a property line is proposed. Additionally, inclusion of the stretch of land to the west which contains mature trees would aid in the protection of the setting of the Inchtute Hotel.
- 7. Reduction:** It is considered that the more modern buildings within this section do not contribute significantly to the character and appearance of the conservation area.
- 8. Reduction:** A slight boundary amendment in order to better represent the property line.



## Appendix C - Listed Buildings

### Listed Buildings as of 8th October 2014

LB Number	Designation	Category
11771	Inchture Parish Church	C
11772	The Forge	C
11773	Rose Cottage and Carseview	C
11774	Elian Sith and Quarry Cottage	B
11775	New Cottage, Morven and Corner House	C
11776	Post Office and House	C
11777	School House	C
11778	Carselea (Logie) and Milne	B
11779	Tigh An Rathad	C
11782	Inchture Hotel and adjoining cottage	C
11784	Inchture lodge and gates (formerly to Rossie Priory)	B

## Appendix D - Article 4 Direction

### Article 4 Direction

Town & Country Planning (Scotland) Act 1997 Form of Direction by Planning Authority  
under Article 4(8) Town and Country Planning (General Permitted Development)  
(Scotland) Order 1992

### Inchtore Conservation Area

The Perth & Kinross Council (Restriction of Permitted Development) (Inchtore) Direction 2015 Perth & Kinross Council in terms of article 4(1) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (SI 1992/223) being satisfied that it is expedient that all or any development comprising:-

- Class 7 - the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;
- Class 16 - the use of land, other than a building, as a caravan site;
- Class 27 - the carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way;
- Class 30 - the erection or construction and the maintenance, improvement or other alteration by a local authority;
- Class 38 - water undertakings;
- Class 39 - public gas transporters;
- Class 40 - electricity undertakings;
- Class 41 - tramway or road transport undertakings;
- Class 43 - Post Office; and,
- Class 43A - sewerage undertakings;

should not be carried out within the Conservation Area of Inchtore (area of land as described in the Schedule hereto) unless permission is granted on an application in that behalf, hereby directs that the permission granted by article 3 in respect of:-

Classes 7, 16, 27, 30, 38, 39, 40, 41, 43 and 43A, as described above, shall not apply.

This direction may be cited as the Perth & Kinross Council (Restriction of Permitted Development) (Inchtore) Direction 2015.

Signature .....

Designation .....

Chief Executive's Service – Legal  
Blackfriars Development Centre  
North Port, Perth  
PH1 5LU

## **Appendix E - Regulation 11**

### **Classes of advertisements proposed for advertisement control under Regulation 11 of the Town and Country Planning (Control of Advertisement) (Scotland) Regulations 1984**

#### **Description of Advertisement**

Class II (3): Advertisements relating to any institution of a religious, educational, cultural, recreational or medical or similar character to any hotel, inn or public house or hostel, situated on the land on which any such advertisement is displayed.

Class III (3): Advertisements relating to the carrying out of building or similar work on the land on which they are displayed, not being land which is normally used, whether at regular intervals or otherwise for the purpose of carrying out such work.

Class IV (1) Advertisements displayed on business premises wholly with reference to all of the following matters; the business or other activity carried on, the goods sold or services provided, and the name and qualification of the person carrying on such business or activity or manufacturing or supplying such goods or services on those premises.

Class IV (2) Advertisement displayed on any forecourt of business premises wholly with reference to all or any of the matters specified in Class IV (1).

## Sources

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Taylor, D.B. ed., 1979. The Counties of Perth & Kinross, The Third Statistical Account of Scotland. Culross The Printers, Coupar Angus 1979. Bound by James Joyce & Duflin Ltd, Edinburgh.

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