

Kenmore Conservation Area Appraisal



November 2011



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Chapter 1 INTRODUCTION, PURPOSE AND JUSTIFICATION

Conservation Areas

1.1 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. The local planning authority 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.

1.2 Conservation areas must be safeguarded and enhanced. This 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.

1.3 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. New development should also positively enhance the area through good design rather than just create a neutral effect.

Reason for conservation area review

2.1 A conservation area was first designated in Kenmore in December 1972 in recognition of its special architectural and historic character. 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 Kenmore Conservation Area reflects the recent and ongoing development pressures and the fact that a substantial period of time has passed since the original designation.

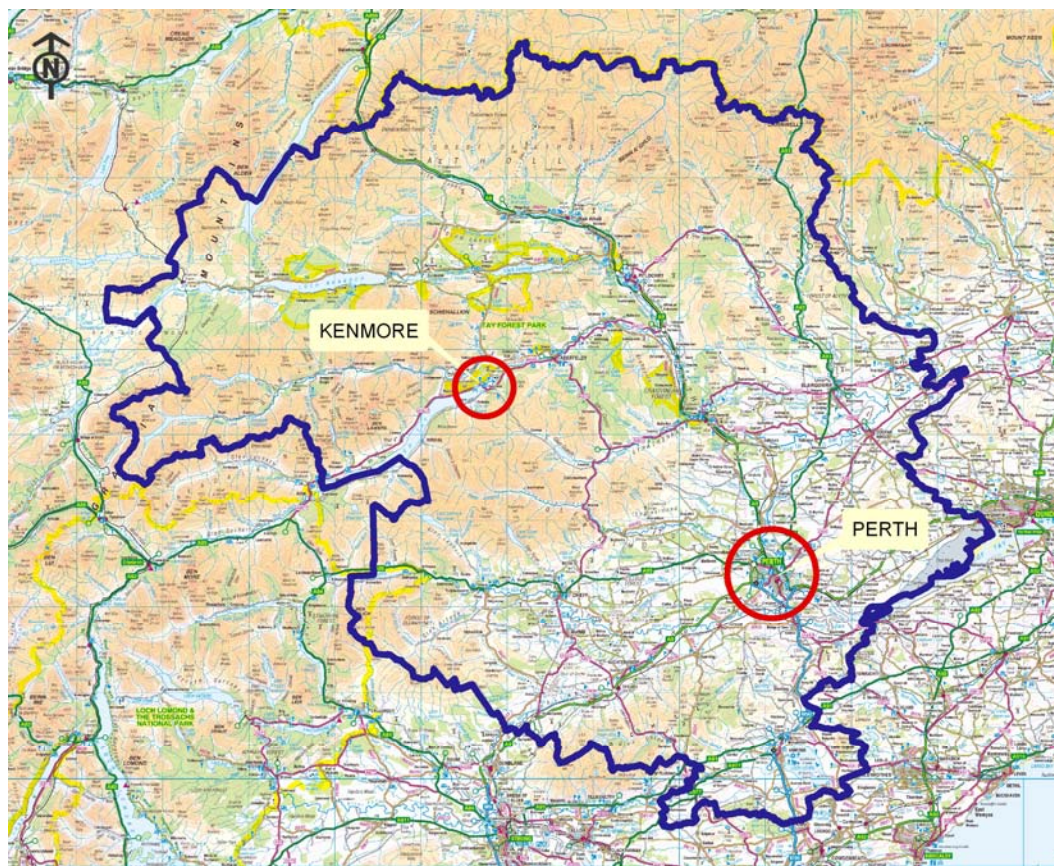
Purpose of the Conservation Area Appraisal

2.2 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 planning guidance to the Local 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.

2.3 Appraisals also assist development control and 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. If a conservation area's special interest has been clearly defined and published in an appraisal then this definition will help those thinking to invest in the area and can be used to guide the form and content of new development.

Chapter 2 CONTEXT AND SURVEY

Map 1: Location of Kenmore within the Perth & Kinross Council boundary



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Location, History and Development

3.1 Located in deep highland Perthshire, Kenmore lies at the east end of Loch Tay, 6 miles south-west of Aberfeldy. The historic village core was constructed immediately south of the River Tay, fed from the loch. The village boundary is defined by the waters edge, to the north, west and the south.

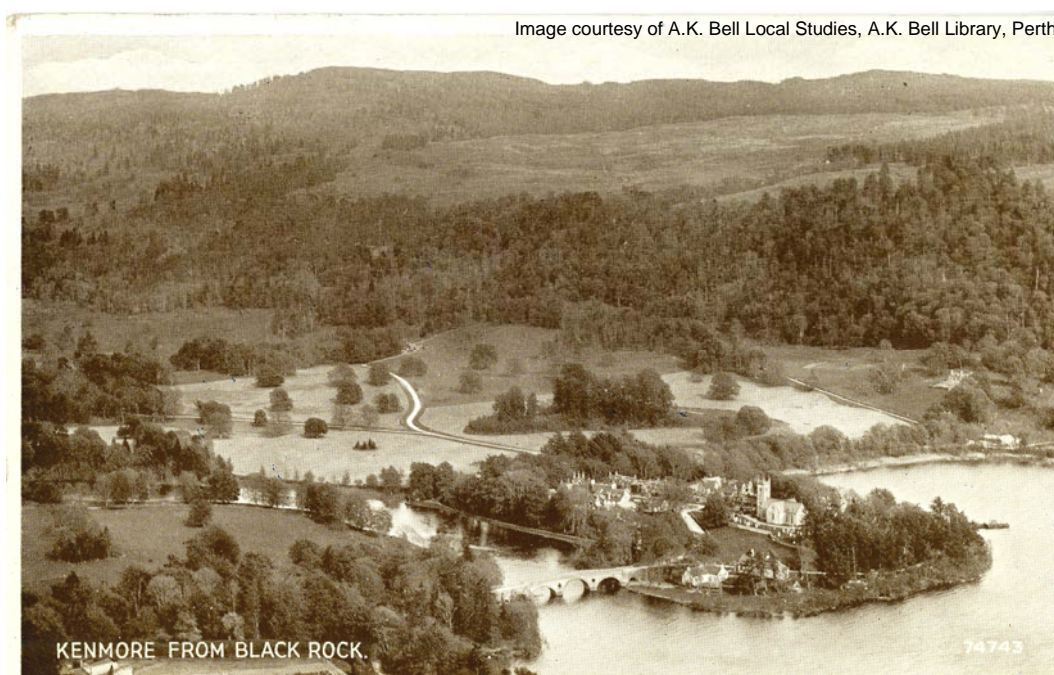


Image courtesy of A.K. Bell Local Studies, A.K. Bell Library, Perth

Village setting, bound by water and landscaped grounds, postcard stamp date 1929

3.2 The village was originally located some two miles away on the opposite bank of the loch, crossed by a ford over the River Tay. The village, entitled Inchadney, was 'moved' in the mid 1500s to its new, and current location, when Balloch Castle was built, about one mile east of Kenmore, for Sir Colin (Grey) Campbell of Glenorchy. The name Balloch signifies the mouth or outlet of a loch or glen.

3.3 The River Tay is now crossed by a landmark structure, Kenmore Bridge. Completed in 1774 by John Baxter Junior, the seven-arch rubble bridge with ashlar dressings was originally harled.



Kenmore Bridge, from the north banks of the River Tay

3.4 The name Kenmore derives from the Gaelic *ceann*, meaning head, and *mor*, meaning great. The 1834 – 45 Statistical Accounts of Kenmore note that past records have also referred to the village as Kenmure, Candmoir and Kandmor. Although this village takes the parish name, the parish covers a large area, 62 squared miles, around 40,000 acres.

3.5 The village was laid out on a T-plan in 1760 by the third Earl of Breadalbane. The main focus centred on a square encapsulated by estate cottages and public buildings – the epitome of a Scottish planned village of the 18th and 19th centuries. The village design, its alterations and additions with picturesque detailing continued to be the work of the earls and marquesses of Breadalbane, who owned the whole parish from the 18th century until 1920. It was then, with growing debt, that some of the land was broken up and sold. However, it was not until 1922, upon the death of the third Marquis that death duties finally put an end to a tremendous long spell of power and wealth.

Historically The Square held events such as markets and fairs, which this old postcard illustrates

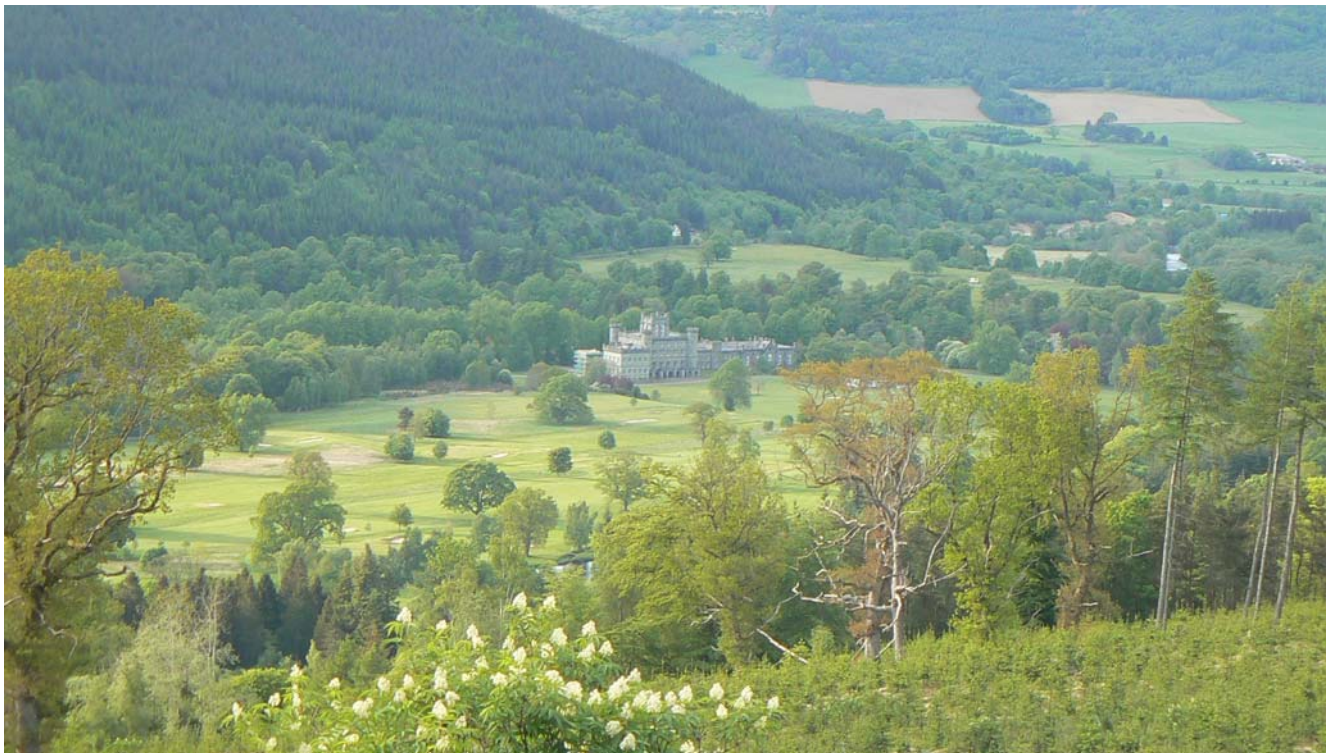
Image courtesy of A.K. Bell Local Studies,
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3.6 From a fairly modest start during the 1400s, the Campbells rose through the ranks of power and wealth to become the largest landowner in Britain by the early 20th century. At the height of this period, the land of the Breadalbane Estate stretched from Kenmore to Oban, over 100 miles long, obtained over time by way of force, strategic marriages, and questionable legal play. An example of this saved the estate from possible bankruptcy when John Campbell married Lady Mary Rich, daughter of the Earl of Holland. Upon marriage, John Campbell benefited from her sizeable fortune. In 1676, John became the first Earl of Brea d'Albyne and Holland.

3.7 From this the family's fortune flourished and so did the estates by growing flax, establishing lint mills and spinning schools. The third Earl's generosity extended to providing rent-free accommodation to the villagers providing they brought a skill to the area and were willing to maintain their homes and keep them clean and tidy. He was also responsible for the construction of the main road from Kenmore to Killin, north of the loch.

3.8 However, the family's most prestigious legacy was Taymouth Castle, built in 1799, completed in 1807 for the fourth Earl of Breadalbane. It replaced Balloch Castle. The parkland which bounds the village to the east was embellished and enriched with such extensive plantations that it won the gold medal in 1805 for 'magnificent improvements' by the Society of Arts. The castle and grounds were even remarked upon as 'princely and romantic' by Queen Victoria during her, and Prince Albert's, three day stay in September 1842.



View of Taymouth Castle and its extensive policies from Craig Hill

3.9 The castle was not the only structure to be lavished upon at great expense. Many of the unusual high quality structures built around this time still grace the grounds of Taymouth Castle today. The tall dramatic 3-arch gothic West Gate, c.1838, still pierces the skyline at the east end of the village square. Such a structure would have been a constant reminder to villagers of the wealth and power of the estate owners.

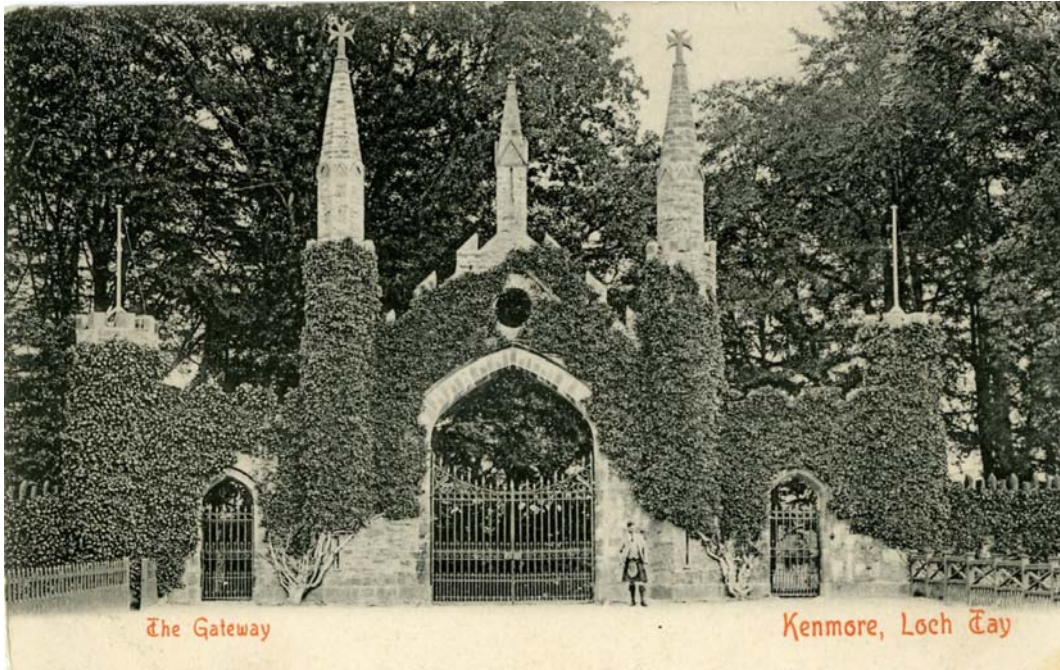


Image courtesy of A.K. Bell Local Studies, A.K. Bell Library, Perth

West Gate, date unknown

3.10 At the opposite end of the square stands Kenmore Parish Church. Built in 1760 by architect E. William Baker, it partly incorporates the walls of the 1669 Kirk. It was then remodelled in the 3rd quarter of the 19th century. Its tower was heightened drawing greater attention to it. Today it continues to take command of its elevated site acting as a true landmark in this naturally dramatic landscape.

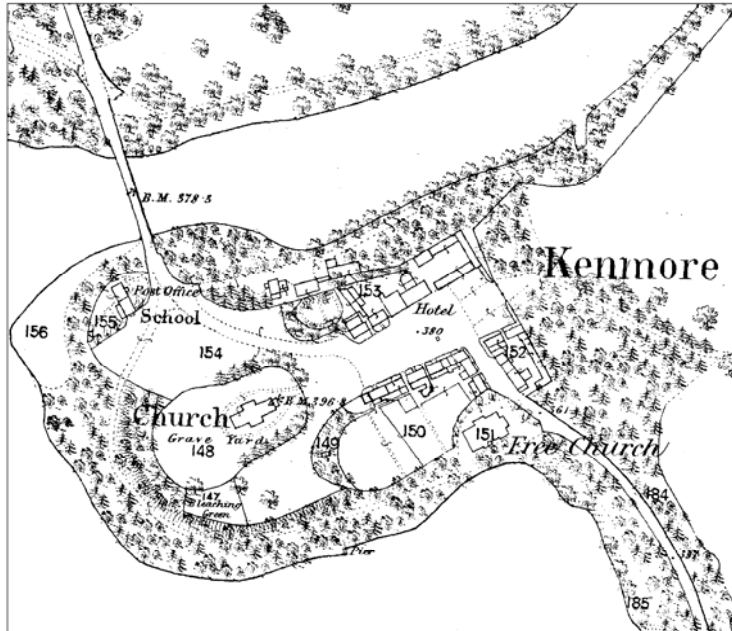


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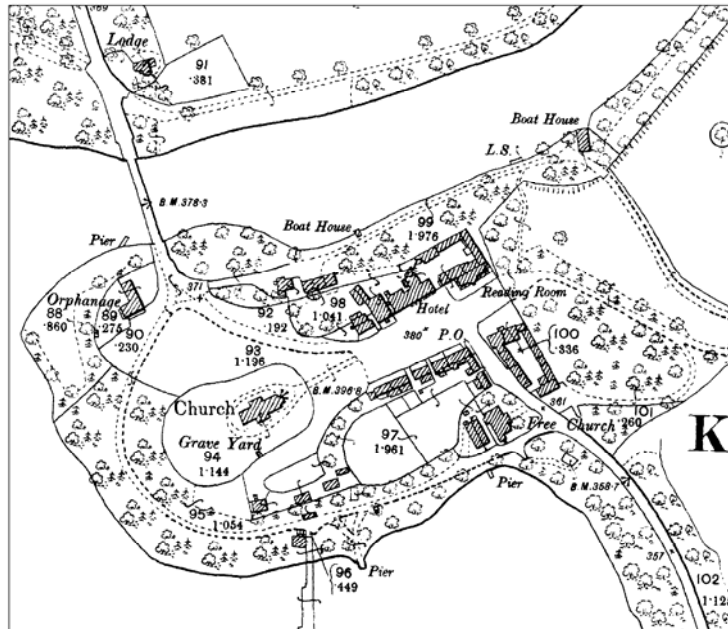
Aerial view of Kenmore showing The Square, arrangement of housing and church

3.11 On the north side of The Square stands Kenmore Hotel, previously named Breadalbane Hotel until the 1920s. It is believed to be Scotland's oldest inn, established in 1572 when Sir Colin Campbell granted lease of the land, entitled Cobble Croft. In 1789, the hotel received a visit from the famous poet, Robert Burns. He was so swept up in the romance of the picturesque village that he wrote a poem about his visit, which he pencilled on the chimney breast in the hotel bar.

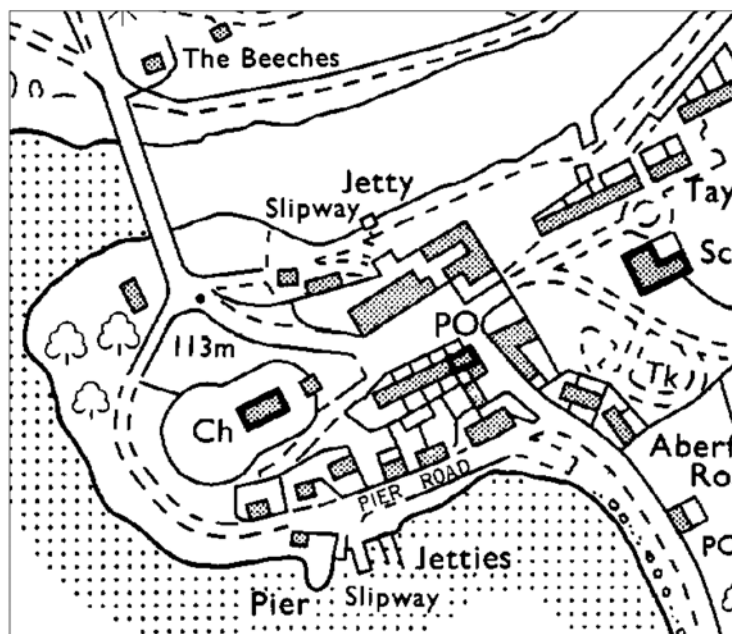
Settlement development



Map 2: 1st OS Map c.1867



Map 3: 1st OS Map c.1900



Map 4: OS Map c.1982

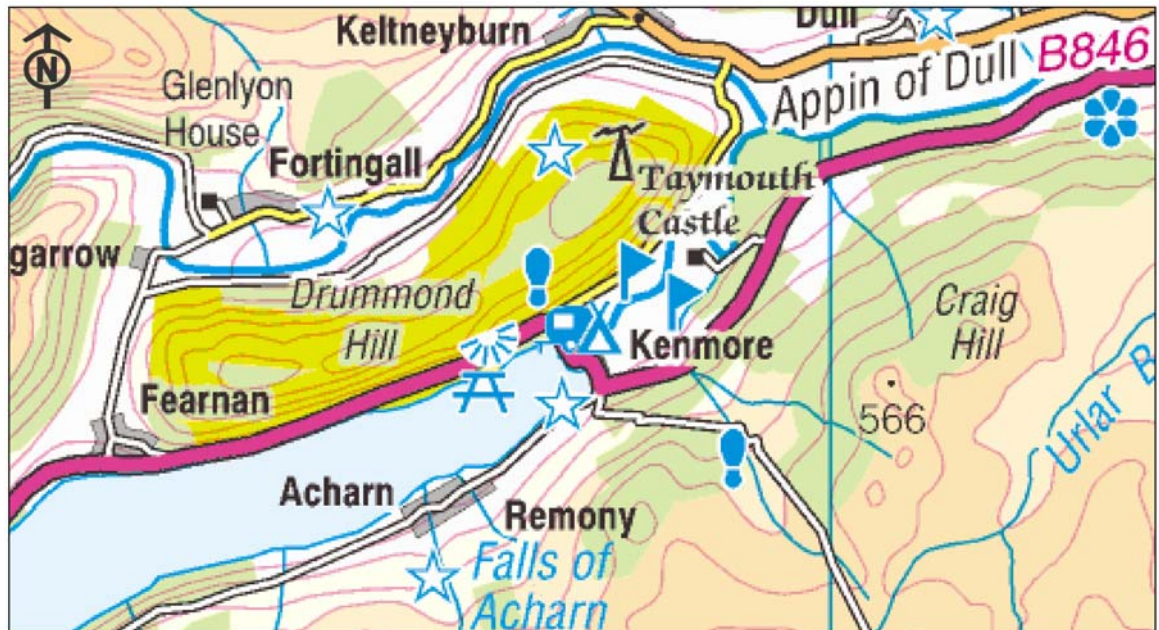
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Chapter 3 TOWNSCAPE ANALYSIS

Setting and topography

4.1 Kenmore has an inspiring scenic setting and backdrop, resting at the end of a stunning long basin of water in the valley floor, some 16 miles in length, 'topped' and 'tailed' with parallel hills of part planted and part natural trees. Immediately to the north the ground rises steeply to the rocky ridge of Drummond Hill and to the far south-west, Ben Lawers which stands tall at 4000 feet above sea level. To the south of the village, the ground rises steeply up the Braes of Taymouth, but altogether more gently than the north.

Map 5: Kenmore, surrounding settlements and landscape



4.2 Around 27,000-14,000 years ago ice advancing eastward from Rannoch Moor formed the basins of Lochs Rannoch, Tay, Earn and Tummel and the characteristic valley section in which Kenmore sits. This scenery undoubtedly adds to the special character of the village.

c.1930s



The village of Kenmore, nestled in a dramatic landscape



Image courtesy of A.K. Bell Local Studies, A.K. Bell Library, Perth

Glimpse views of the village from the road on the south side of the loch, postcard stamp date 1932

Activity and Movement

4.3 Kenmore is a popular destination for tourists often travelling from Aberfeldy along the A827 which continues through the village along the north side of the loch to Killin, a village occupying the west end of the loch. Those who visit come to admire the historic village, the scenery and/or part-take in activities on and around Loch Tay, such as sailing, diving, canoeing, water-skiing and fishing, as well as walking, cycling and horse riding.

4.4 There has always been a good stock of self-catering holiday lets, but more recently the development north of the river has catered more towards the high end holiday market with the development in the former walled garden of Taymouth Castle and the grounds surrounding the former gas works and Mains of Taymouth.

4.5 One of the more recent attractions and one of the country's top heritage museums is the Scottish Crannog Centre. Located on the south banks of Loch Tay, it is intervisible with the village. The Scottish Crannog Centre features a unique reconstruction of an early Iron Age loch-dwelling, built by the Scottish Trust for Underwater Archaeology.



The Crannog, viewed from Aberfeldy Road

4.6 A crannog is an ancient loch-dwelling found throughout Scotland and Ireland dating from as early as 5,000 years ago. The location on a loch was for defensive purposes but it also represented power and wealth. This authentic recreation is based on excavation evidence from the 2,600 year old site of 'Oakbank Crannog', it is one of 18 crannog sites still preserved in the loch.

4.7 Tourism has now become an important industry in the area, along with agriculture, forestry and hydro-electric generation.

4.8 Kenmore still retains its village store/post office, hotel/restaurant and a boating centre. To the north of the river, Mains of Taymouth Courtyard, a food and retail outlet recently opened up next to the grounds of the former gas works, at Mains of Taymouth.



Kenmore Post Office



Reading Rooms, former Library

4.9 However, over the years the village has not been without change and has lost its police station and an orphanage, both of which have been converted into private dwellings. Holder Hall, which served as the village hall, was demolished upon the opening of the new school and community centre in 1967. The Free Church, closed as a place of worship many years ago, ran for a while as The Taymouth Trading Company Gift Shop and Tea and Coffee Room, but has subsequently closed.

4.10 However, there is still a range of community facilities located in the village, such as a village school, located east of the West Gate, which also contains the community hall; one church and the 'Reading Rooms', which is the former Library, now used for playgroup sessions and hired out for smaller functions.

Street Pattern and Topography

4.11 The village, and in particular The Square, has been constructed on top of a natural plateau. Taking advantage of the natural contours of the land, the parish church stands dominant on a natural mound at the edge of the loch, the sloping sides of the mound covered with trees. The land falls away slightly from the church, east, down through the village square and then rises slightly to meet the West Gate. From the square the land falls away to the north, sloping down to the river and Kenmore Bridge, and falls to the south away from The Square, down a road aptly named The Brae to meet the extended calm bay of Loch Tay.

4.12 Most of the public buildings were designed around the planned village core, The Square. The only other public building is the former Free Church, built by the second Marquis of Breadalbane in 1844, located at the bottom of The Brae. The remaining structures are mainly private dwellings.



View of The Square, looking from east to west, with church centred in the background

4.13 At the entrance to the village from the south, along the Aberfeldy Road, there are two small terraces of three houses, built by the local authority in the early to mid 20th century. Aberfeldy Road terminates at the junction with Pier Road and The Brae. The most recently built dwellings have been constructed along Pier Road, which looks onto the bay of the Loch. These properties back onto the small sloping gardens of the cottages on the south side of The Square. Older cottages occupy most of The Brae, they plain in detail, stepping up the sloping land to meet the Square to the north. The dwellings here are more picturesque in their detailing. Outwith the historic village area, further local authority housing can be found on the east side of West Gate built into the falling land. It is here the new school was built in the 1960s.

Buildings and Townscape

4.14 Kenmore is a fine example of a planned estate village of the 18th Century. Originally single-storey, the estate houses were heightened half a storey and given gabled dormers and rustic porches in the mid 19th Century. The harmony of the domestic architecture and the contribution of key buildings, public spaces, boundary features and landscaping offer a fascinating townscape. Built on a peninsular knoll, the townscape experience is enriched by the topography, the river and lochside setting.



Image courtesy of A.K. Bell Local Studies, A.K. Bell Library, Perth

This postcard displays both the already heightened cottages with dormers, and the single storey cottages, as they were, prior their heightening.



Image courtesy of A.K. Bell Local Studies, A.K. Bell Library, Perth

This postcard is taken from a similar angle and shows the same single storey cottages with cat slide dormers, clearly carried out prior to their heightening. Note picture on previous page shows the row of cottages today, all heightened.

4.15 The Aberfeldy Road, the main approach to the village from the south, is a picturesque tree lined avenue with a substantial length of stone boundary wall on the east side providing strong definition as an entrance feature. The wall acts as a boundary to the Taymouth Castle (formerly Breadalbane) estate and is characterised by a distinctive jagged coping. There are glimpse views of Loch Tay to the west through the trees before views of the end of the loch open out at the public car park before the junction with Pier Road. At the north corner of Pier Road is the former Free Church and Village Hall (1902), a key feature building at the entrance to the village with its prominent gables and an attractive roof fleche. Adjacent to the Free Church in Pier Road are St Margarets and Willowbank, a two-roofed domestic building with overhanging eaves, probably built around the same period as the

Free Church. The former church and adjacent building are not listed buildings but they have considerable local merit. Houses further along Pier Road are more recent, apart from Pier House which is late 19th Century.



Glimpse view of loch and hills beyond from Aberfeldy Road

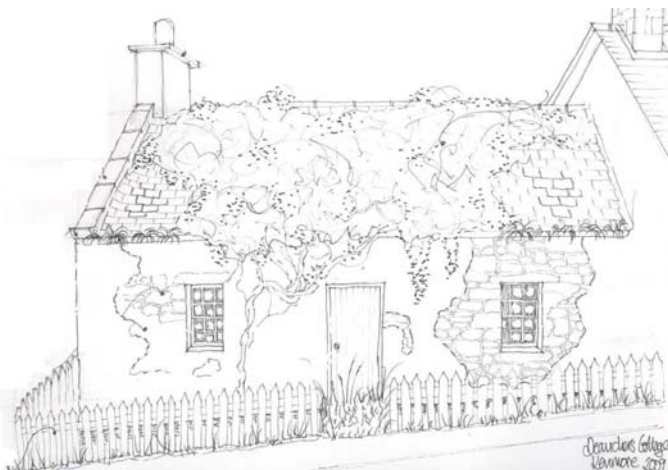


Tree lined approach to village from south, along Aberfeldy Road

4.16 Returning to the main road the land rises steeply up The Brae. The Brae's east side is flanked by a terrace of one and a half storey harled cottages, probably 18th Century in origin and then re-modelled in the 19th Century. The Brae curves and rises towards the centre of the village inviting further exploration as the Kenmore Hotel at the top of the brae comes into view. Near the top of The Brae on the west side is Deuchars Cottage, a surviving single-storey cottage of the 18th Century with small windows and moulded skewputts. This cottage has been a building at risk in recent years. Planning and listed building consent has been granted in 2011 for refurbishment and a new extension to the rear.



View up The Brae to Kenmore Hotel



Sketch of Deuchars Cottage and the terraced cottages of the east side of The Brae, both drawn in 2009 and prior to restoration work

4.17 The top of The Brae opens out into The Square, a wide open space which is the heart of the planned village. The Square is framed to the west by Kenmore Parish Church and to the east by the crenellated, three-arched gateway to Taymouth Castle. The gateway, the Square, the main blocks of buildings and the church are arranged symmetrically in an English village style. The north side of The Square is flanked by the Kenmore Hotel and the Library and on the south side there is an attractive row of former estate houses. The local Post Office, with its traditional fascia sign, is located at the east end of the row. The Kenmore Hotel and the former estate houses are characterised by white painted harling and black painted window surrounds. The distinctive boundary treatment for the estate house gardens is white painted picket fencing, most of which survives.



Above: The distinctive black and white painted dwellings with picket fencing, now typifies Kenmore.



Right: Kenmore Hotel. Stands tall in The Square, with its rusticated porch and veranda, again painted in black and white.

4.18 In the centre of the north side of The Square is the Kenmore Hotel, originally a three storey building in the 18th Century and then remodelled with large gables, carved bargeboarding and rusticated porch and veranda in the mid-19th Century. The 19th Century west wing of the hotel is slightly lower creating interest in the roofscape. Behind the hotel are 18th Century stables and piend-roofed coachhouse arranged in a courtyard layout. Adjacent to the hotel in front of the stables is The Library (known locally as the Reading Rooms), a picturesque late 19th Century building designed by the Countess of Breadalbane. A symmetrical design centred on a barge-boarded gable with a round window above a canted bay window whose roof's red fish-scale tiles are repeated at the tree-trunk verandas wrapped around the building's front and end elevations. Other interesting features are the decorative red ridge tiles on the main roof and a small fleche over the centre. Opposite, on the south side of The Square, is The Gatehouse and Am Fasgadh, a two-storey block of 1875, which has attractive carved bargeboards to the gables and gablets of the first floor windows and a battlemented canted bay at the east end. The gothic style West Gate to Taymouth Castle provides a striking entrance feature at the east end of the Square.

4.19 The Parish Church is the focal point on the west edge of the Square. The church is harled with ashlar margins, designed in a cruciform layout with an east tower. The castellated tower (heightened in the 19th Century to improve the visual effect) used to have pinnacles but these were removed in more recent times when they were deemed unsafe. The church is situated on the highest part of the knoll and is a key landmark building in the village. The church and its surrounding churchyard are framed by a landscaped and woodland setting.



Above: The road winds down from The Square to meet the bridge with glimpse views of the loch and former Orphanage, now private dwelling.

Left: Kenmore Parish Church with War Memorial in foreground. Important mature trees frame the church tower and encapsulate the grounds.

4.20 The main road leads off The Square to the north-west and gradually curves downhill. Loch Tay comes into view again through the trees. Set back from the road to the west is the former Orphanage, an attractive late 18th Century harled building which has been restored recently. The road is flanked on the east side by the distinctive Breadalbane estate boundary wall, providing a strong visual edge and approach to the bridge over the River Tay. To the east of the estate wall on the south bank of the river are the attractive Boat House and associated cottage. The Boat House cottage has been altered in recent times and has been adversely affected by the installation uPVC windows.

4.21 The parapet walls at the start of Kenmore Bridge are splayed and the road narrows, which accentuates the visual experience. Kenmore Bridge is an outstanding stone structure of the late 18th Century and is a category A listed building of national importance. It is a beautifully cambered bridge of seven arches, the three main arches being elliptical in design. From the bridge there are superb views of Loch Tay to the west and the tree-lined banks of the River Tay to the east. At the north end of the bridge and along the north bank path there are views of the rear elevations of the Kenmore Hotel and its associated buildings. The hotel has had various extensions added in recent times and this has somewhat spoilt the original character and form of the hotel, although very recently some alterations and improvements have been made to some of these extensions, which has reduced their visual impact to a degree.



View from the bridge looking east



The Beeches, former lodge to Taymouth Castle

4.22 On the north bank just to the east of the bridge is The Beeches, a former lodge of Taymouth Castle. It is a distinctive building with its semi-octagonal ends and gables. Immediately further north, on both sides of the main road there has been extensive residential and tourism-related development in recent years. The north bank is lined with mature tree belts, to the east and west of the bridge. These tree belts provide valuable visual protection to the setting of the village conservation area.

Materials and finishes

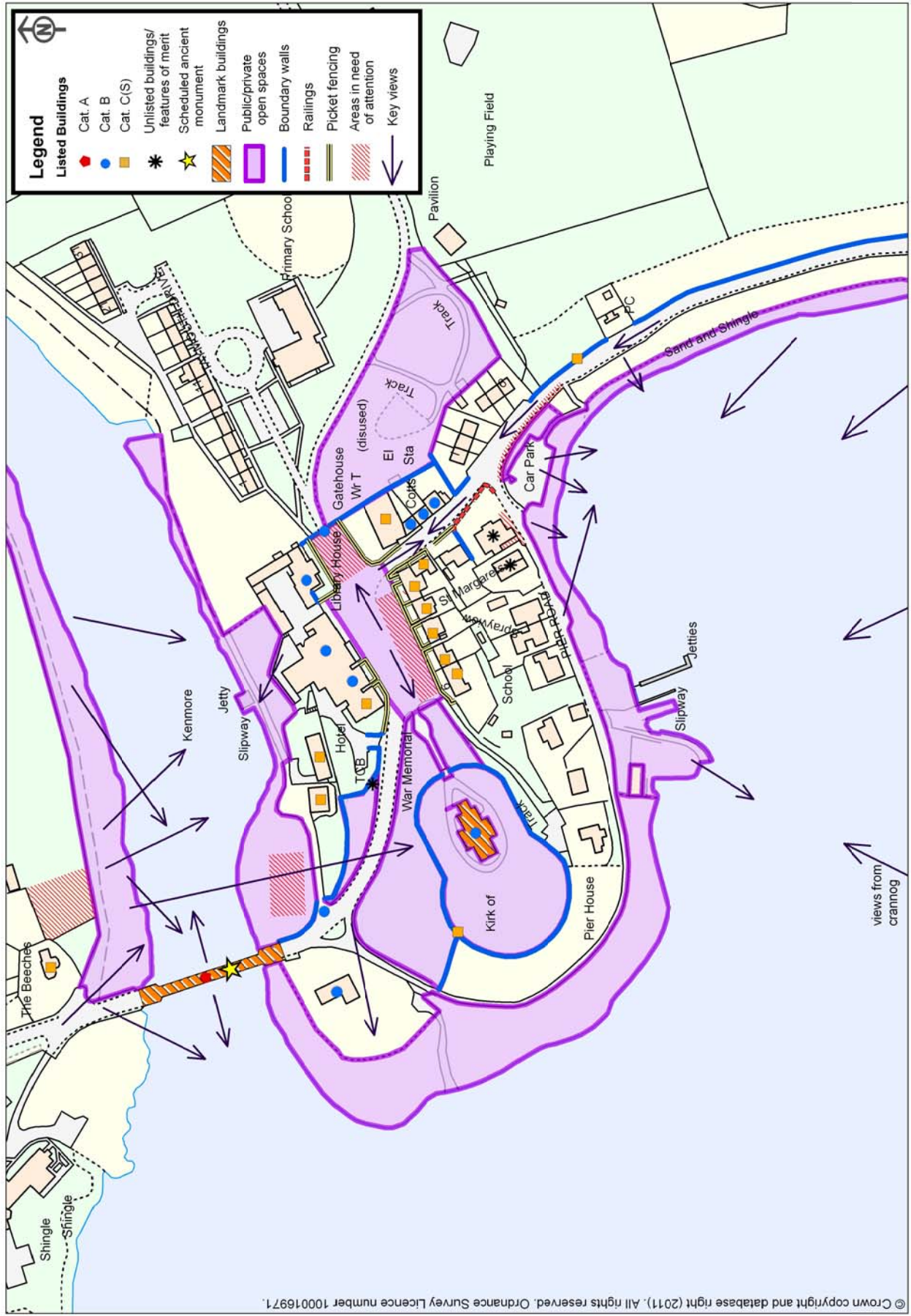
4.23 The traditional roof material throughout the village is Scottish slate. Several roofs have decorative timber bargeboarding framing the gables and overhanging eaves displaying the rafter feet. Chimney heads and decorative, clay chimney pots are an important feature of the roofscape. Ornamental finials are an attractive feature on several buildings. Traditional rainwater goods are cast iron. There are some fine examples of decorative rainwater heads (hoppers) and brackets to downpipes.

4.24 Building walls are constructed in local whinstone. The original Breadalbane estate houses are wet harled. Some civic buildings such as the former Free Church and The Library and some residential buildings are coursed rubble with dressed stonework margins. Rusticated timber porches are a distinctive feature in the village.

4.25 Windows are predominantly timber sash and case, with astragal patterns of predominantly four pane design and some surviving twelve pane design. There are also some good examples of leaded, lattice pane windows.

4.26 Photographic examples of all these details can be found in the 'Survey of Specific Issues' section, following on from paragraph 8.2.

Map 6: Townscape analysis



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Spaces

4.27 All spaces, regardless of ownership and accessibility (ie. public and private spaces) contribute to the amenity and character of a settlement, as indicated in the Scottish Government's Planning Advice Note 65: Planning and Open Space. Types of open space include public parks and gardens; private gardens; amenity greenspace; pathways; green corridors; natural or semi-natural greenspaces; allotments; civic spaces such as squares or hard landscaped areas, and churchyards.



Public open space can be found on both sides of the West Gate, but the main focus is found in The Square

4.28 The Square is the principal civic space in Kenmore, designed as a key element in the village plan layout of the 18th Century. The main road runs through this space with parking areas on the north and south sides. The space is somewhat dominated by vehicles and use of the square by pedestrians is limited. A small area in front of the post office and shop is laid out with picnic tables. The south side of The Square is framed by attractive private gardens and to the west by the landscaped grounds in front of the Parish Church, which includes the War Memorial.

4.29 The townscape of Kenmore village is enriched by a variety of green spaces including woodland, parkland areas and public path networks. Key green spaces are the Parish Church churchyard and its landscaped environs, the pedestrian routes along the north and south banks of the River Tay and the woodland walk around the western edge of the peninsular.



Further public spaces can be found on the fringes of the village; on the edge of the loch to the south and through a wooded track which bounds the church

4.30 The open spaces along Pier Road provide scenic views of Loch Tay and The Crannog, most notably from the landscaped area around the public car park. There are also fine views from the pier and jetty, although public access to the pier is not formally defined.



The pier area with views to the Crannog

Trees and landscaping

4.31 Trees and landscaping are significant and important features of Kenmore Conservation Area and its setting. Woodlands, tree groups, individual trees and boundary treatments all make a positive contribution to the character and appearance of the conservation area.

4.32 The main road from the south into the village is bordered on both sides with mature tree belts providing a tree lined avenue affect and viewing corridor, enhancing the experience of the introduction to the townscape. The eastern edge of the conservation area is framed by woodland which forms part of the Taymouth Castle estate.

4.33 Within the heart of the village the substantial area of semi-natural woodland and designed landscaping within the environs of the Parish Church makes a significant contribution to the setting of the church and its churchyard. Walks along tracks through this woodland along the southern boundary of the churchyard and from the main road around the west of the peninsula below the church provide a sense of enclosure and seclusion.

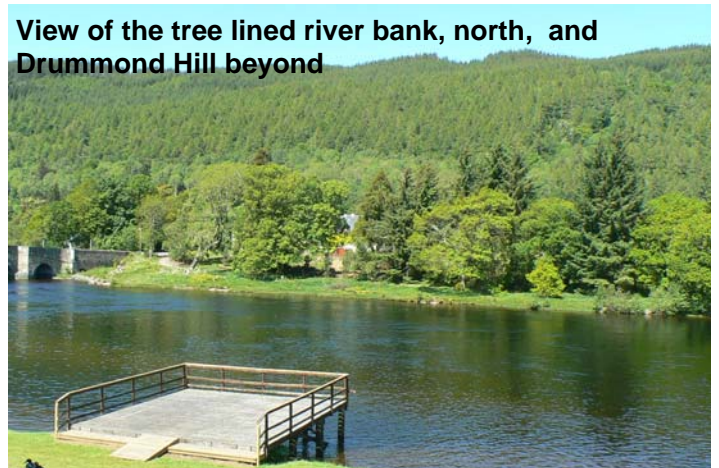
4.34 Individual mature trees and tree groups are attractive features on both sides of the main road between The Square and Kenmore Bridge. Substantial tree belts exist to the west of the southern end of Kenmore Bridge and along the north bank of the River Tay which enhance views into and within the conservation area and make a significant contribution to the setting of the bridge. The north bank trees provide a frame between the village conservation area and the new settlement to the north of the river. Further to the east of the Kenmore Hotel the Tay is framed by the landscaped woodland of the grounds of Taymouth Castle. There are significant views from Kenmore Bridge of the dense tree cover on both sides of the Tay to the east of the village. It is important that this natural foil to the village setting is not eroded.



Tree lined entrance to village, Aberfeldy Rd



Well kept garden grounds on The Square



View of the tree lined river bank, north, and Drummond Hill beyond



Policy planting behind The Brae



View south to village from bridge



River bank walk (north)



Garden planting can contribute to the village setting



Trees pierce the skyline and frame the village

4.35 There are no existing Tree Preservation Orders (TPO's) within the conservation area or its immediate setting. Significant individual trees, tree groups and woodland areas within and around the edge of the conservation area are indicated on map 7. Any proposals to fell, top or lop trees within the conservation area are subject to planning management under the Town and Country Planning act (explained further at para. 14.11).

4.35 The soil and climate of the area appears to be particularly favourable to the growth of trees. The indigenous species are oak, birch, ash, rowan, alder, hazel, bird and wild cherry, hawthorn and holly, many of which grow to a great size. Other notable species seen in and around Kenmore village are beech, wych elm, lime, horse and Spanish chestnuts, whitebeam, laburnum, sycamore, cypress, pine, spruce, larch, Douglas and silver firs.

4.36 Boundary treatments such as traditional fences, walls, railings, hedges and shrubbery are important features of a village townscape. There are several original or traditional boundary features throughout Kenmore village. The jagged stone boundary walls of the Breadalbane estate and the white picket fencing defining the gardens of the estate houses around The Square are designed features particular to Kenmore. Decorative cast iron railings and gates are relatively rare. All of these original features should be preserved. Where there are remnants or evidence of original fences or decorative railings previously removed it would be desirable to restore these features wherever possible.



Estate stone boundary walling and timber picket fencing are distinctive boundary features of Kenmore

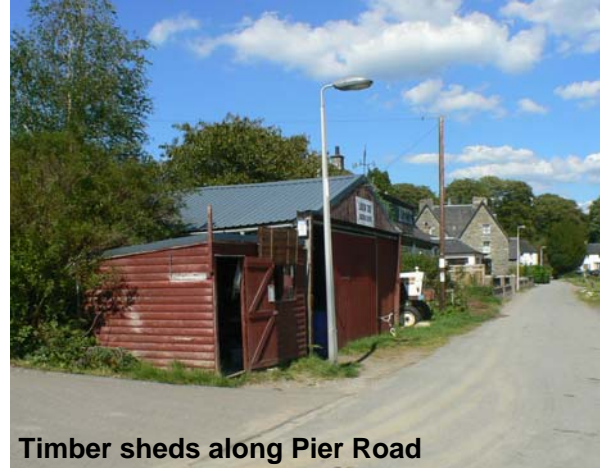


Areas in need of attention

5.1 There are a number of negative buildings, areas or ill-defined spaces which detract from the quality of the townscape. These areas of poor visual quality have been identified in the townscape survey, shown on map 6. There may be the potential to enhance these areas and opportunities for enhancement are discussed further in paragraphs 15.2 - 15.8.

Buildings

5.2 Along Pier Road there are a number of timber sheds/cabins which are occupied and run by the Loch Tay Boating Centre. Consent was granted last year for the redevelopment of the site, replacing many of these structures. It will see new facilities including a new boat club building with boat launching facilities on the pier. However, thus far, work has not commenced and at present the sheds add visual clutter to Pier Road, laid out in an ad-hoc manner.



Timber sheds along Pier Road

Traffic engineering

5.3 At the entrance to the village from the south along Aberfeldy Road there is a row of bollards, on the west side, separating the pavement from the road which are of limited quality. They are not particularly sensitively designed and detract from the character of the townscape and an otherwise pleasant entrance into the village.



Bollards, Aberfeldy Road

5.4 There are additional concrete bollards around the car park area off Pier Road, which are also of limited quality and damaged.

Spaces

Former Free Church

5.5 The area of ground to the south side of the building is unkempt and detracts from this attractive building and the townscape.

The Square

5.6 The surface of the parking area on the south side of the square is eroded with ill-defined edges encouraging indiscriminate parking.



Surfacing in The Square

5.7 Similarly, the area of undefined parking outside Am Fasnadh and the Library House also impact on the setting of this picturesque village.

5.8 The air conditioning unit situated outside the front ground floor window of the Post Office is an unfortunate modern addition which detracts from the attractive end of terrace building.



Air conditioning unit in garden ground of Post Office

5.10 Similarly to the north, east of The Beeches, there is a small piece of land which has been disturbed by machine and now appears abandoned.



Disturbed ground, east of The Beeches

Building by Building Analysis

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

Buildings at risk

7.1 Deuchars Cottage, a simple 18th century vernacular single storey cottage is listed on the Buildings at Risk Register for Scotland. It is also category C(S) listed. Although it lay vacant and derelict for many years it was only uploaded onto the register in 2009. Later that year it was put up for sale, finally selling earlier this year. The new owners, upon receiving the necessary consents, started work on its restoration to bring it back into residential use, with a small extension to the rear. It is rare example of a simple unaltered vernacular cottage and it contributes considerably to the townscape, therefore, a sympathetic restoration is most welcome.



Deuchars Cottage, restoration in progress

7.2 The condition of other buildings which are vacant or in poor condition will be monitored and proposed for inclusion on the register if considered appropriate.

7.3 There are no other buildings within Kenmore village that are listed on the official Buildings at Risk register. However there are a number of nearby buildings listed on the register, including the former Gasworks and outbuildings at Mains of Taymouth, but the greatest concentration of buildings on the register are found within the policies of Taymouth Castle. They are individually listed as follows; Taymouth Castle, Apollo's Temple, Chinese Bridge, Dairy Byre, Ice House, Main Lodge and Gates, Maxwell's Tower, Rock Lodge, Rustic Lodge and The Dairy. However, work has re-commenced on the restoration of the castle and proposals submitted for bringing the associated structures back into use.

Public Realm audit

The Square

7.4 The areas for parking on either side of the main road are surfaced in tarmac. Some of this surfacing is in poor condition. The only definition between the road and parking areas are natural stone gullies. A small raised area at the corner of The Square and The Brae, in front of the post office, is laid out in stone setts and edged with stone kerbs. "Off-the shelf"

timber picnic table/benches have been provided here, surrounding a more traditional village bench. Park-type benches are also provided under the trees in front of the Parish Church and at the Kenmore Hotel. Carved timber sculptures in front of the hotel add interest the public space. Planter boxes are of a simple design and unostentatious. Street lighting in The Square is of a traditional design. The Victorian style lamps are attached to the buildings on the north and south sides of The Square, which minimises street clutter. The only lamp column in The Square, at the top of The Brae, is also of a traditional design.



Standard litter bin, sited next to the historic West Gate

7.5 Elsewhere in the village lamp columns are of a standard design and type. Litter bins throughout the village are standardised. There are examples of timber, metal or concrete bollards in the village. The least successful visually are the tall metal bollards running along the west side of the Aberfeldy Road up to the junction with Pier Road. There is a surviving stretch of cobbled footpath with stone kerbs on the east side of The Brae. All other street footpaths are tarmac.

7.6 There is an original “K6” telephone box just to the west of the Kenmore Hotel. It is important that traditional features such as red telephone boxes and pillar boxes are retained.

7.7 The village does not suffer at present from traffic or commercial signage clutter. However, with the possibility of further tourism related development in the area there may be more demand and competition for the advertising of facilities. The signage on the facade of the hotel and the traditional fascia on the post office are visually pleasing. The original telegraph office and hanging telephone signs on the post office are of particular historic interest. Recent, standardised signs produced by a national chain have been attached to the front elevation and the east gable of the post office to advertise the corner shop provision. These signs are relatively small but are a “box” type design and thus protrude to a substantial degree from the building elevations, creating excessive and adverse visual impact.

Surveys of specific issues

8.1 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.

8.2 The following is not an exhaustive list and will be augmented in the future. It identifies the most important types of features and elements of the townscape which help to shape its identity, but which may be most at risk of incremental erosion. A full survey of each category will be undertaken as part of the building analysis survey. This will provide example images which may be referred to when new development, alterations and extensions are proposed in the area.

**Surveys of specific issues:
Windows and doors**



Roofscapes



Materials, decoration and detail



Materials, decoration and detail



Boundary treatments



Sensitivity analysis

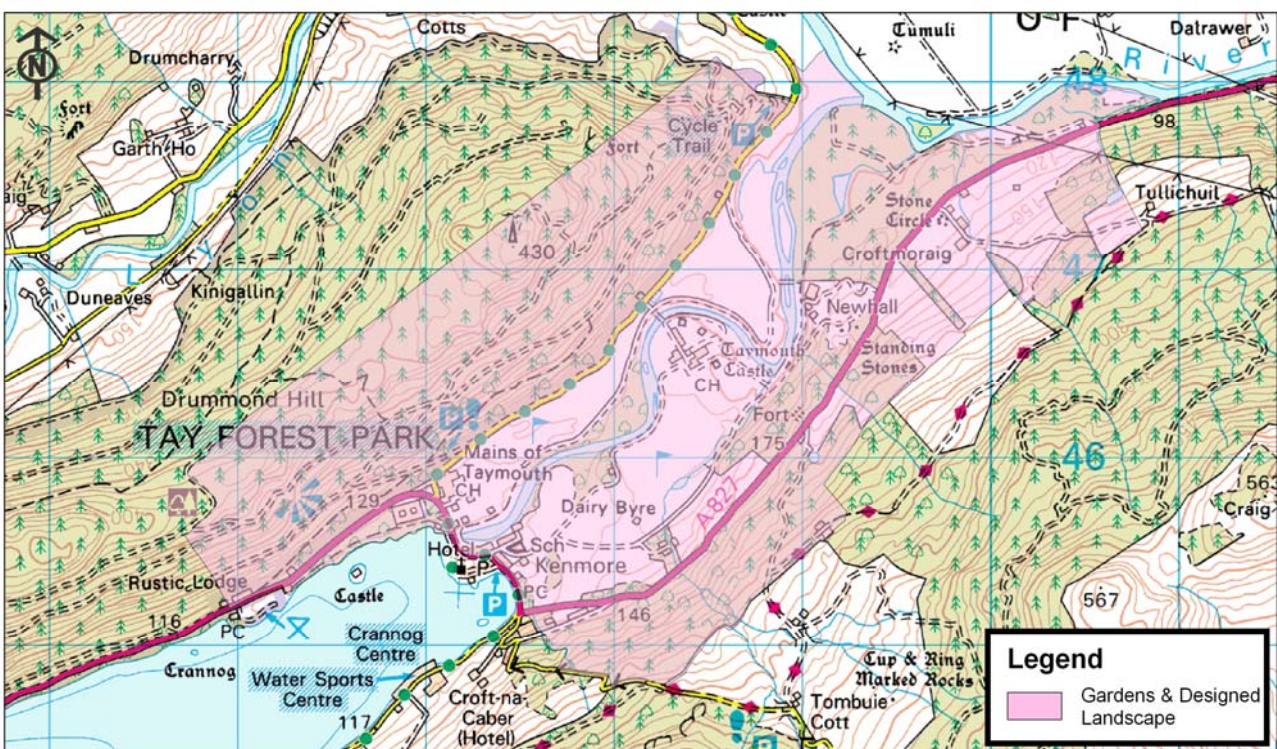
Setting of the conservation area

9.1 The edges of the conservation area can be sensitive to potential development. It is important to preserve and enhance the setting of the conservation area and the design, scale and landscaping of any development must not adversely affect this setting. Existing tree belts should not be adversely affected.

Gardens and Designed Landscapes

9.2 The Taymouth Castle landscape is an impressive mid-18th century designed landscape that spreads across the whole glen of the River Tay, comprising of parkland and woodland. The policies bound the village to the east, crossing the historic village boundary and encapsulating the eastern side of Aberfeldy Road, Brae Street and The Square, taking in the hotel and its ancillary buildings before crossing the River Tay and taking in all of the built up land to the north.

Map 8: Taymouth Castle Garden and Designed Landscape



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9.3 The designed landscape was laid out three times during the 18th century. The first design can be seen on the plan attributed to William Adam of 1720, the second on Thomas Winter's survey of 1754 and the third on George Langlands' survey of 1786. A comparative study of these individual plans highlights the extreme changes which took place between the designs. The landscape was altered again in the mid-19th century, as outlined on the 1st OS map of 1862, and again on the 2nd OS map of 1901.

9.4 The designed landscape and conservation area designations complement each other, and each helps to contribute to and protect the other's setting. Development affecting the settings of both the designed landscape and the conservation area are material considerations for any planning applications in the area. Historic Scotland must be consulted on any proposal potentially affecting Taymouth Castle designed landscape or its setting.

9.5 Management arrangements to protect and enhance the landscape setting have been agreed as part of the development of the castle.

Archaeology

9.6 Kenmore Bridge is designated as a Scheduled Ancient Monument (SAM) as well as being a category A listed building. Historic Scotland must be consulted on any proposal potentially affecting scheduled monuments, category A listed buildings, or their settings.

There are also some 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). Information from the HER can be viewed online via Pastmap (www.PASTMAP.org.uk).

9.7 For any development proposals a programme of archaeological works including an initial evaluation to assess the significance of any deposits may be required in order to protect and record any archaeological remains impacted upon by the development. Depending on the results of the initial evaluation, the programme of archaeological works may include measures for the preservation in situ and preservation by record, through excavation, analysis or publication.

Development pressures

9.8 There have been various proposals for tourism related and residential development within and around the village in recent years. There are also proposals to improve existing facilities and tourism signage.

9.9 The Kenmore Hotel received planning permission in 2010 for the erection of 30 holiday apartments, 24 hotel suites with new hotel facilities and 4 dwelling-houses for holiday use, with associated car parking areas. This will be a significant building development to the east and west of the hotel. The integrity of the landscape framework must be preserved. Planning conditions have been applied to ensure that full details of hard and soft landscaping and a planting scheme are submitted and agreed. Conditions also cover details of the building materials and external lighting.

9.10 Planning permission was also granted in 2010 for a new boat house, which is to be to be located on the existing pier off Pier Road. The boat house building will accommodate a dry dock and boat repair area, a restaurant and bar and outside terrace. The existing boat house building would be removed. If this project goes ahead then there will be the opportunity to store equipment in the new building and rationalise the visual clutter along Pier Road.

9.11 Some residential infill development on the north side of Pier Road has been granted planning consent within the last five years. One site has now been developed. There may be further pressure for dwelling-house development in this area due to the attractive lochside location. However, it is considered that further housing development in this area would increase the density to an unacceptable degree and have an adverse effect on the townscape.

Recent and ongoing development in Pier Rd



9.12 Some of the rear elevations of the houses on the south side of The Square have been extended. There have been recent proposals to alter rear elevations to improve the outlook and views over Loch Tay. There may be pressure for further alterations or extensions to take advantage of views from this elevated location.



View from Pier Road through to modern balcony additions on the rear of dwellings found in The Square, south side

Character areas

10.1 The planned development of Kenmore has resulted in a relatively consistent character within the village and as such does not naturally break down into different zones or areas of separate character.

Assessment of significance

11.1 Kenmore is a successfully designed, and relatively unaltered, example of a planned village during the 18th and 19th centuries. The village demonstrates a high consistency of historic built form based around an open square, taking advantage of the natural topography and revelling in the dramatic, scenic backdrop of glacial manipulation.

Chapter 4 CONSERVATION STRATEGY

Using the conservation area appraisal

12.1 The Conservation Area Appraisal (CAA) 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 Kenmore 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.

12.2 The CAA 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.

12.3 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 special character of the 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.

12.4 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 (as described in paras. 14.5 - 14.6).
- 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 will 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 is in the process of establishing 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 Kenmore 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 designated and established.

Monitoring and Review

12.5 The 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.

Chapter 5 PROPOSALS

Opportunities for development

13.1 The Highland Area Local Plan 2000 did not identify specific sites for residential or commercial development within the conservation area. An area adjoining the conservation area on the north side of the River Tay was zoned for caravan site development. This area has now been extensively developed with a range of tourist facilities including caravan site provision, holiday let dwelling-houses, a gift shop and cafe. The tree belt along the north bank of the river provides a natural screen between this new settlement and the village conservation area. This tree belt and riverbank pathway is one of two areas identified in the local plan as green space to be retained. The other area of green space indicated for protection from development is the woodland around the western edge of the peninsula below the Parish Church.

13.2 The Local Plan indicates that there may be some scope for infill development, but only where this will not adversely affect the density, character or amenity of the area. There is a presumption against development within the conservation area which would harm its character or appearance. Applications for outline consent will not be acceptable without detailed plans of the development including elevations which show the new building in its setting.

13.3 Further development sites adjoining or near Kenmore village may be allocated for housing, commercial or tourism related uses in future local Development Plans. It is important to preserve and where possible enhance the conservation area and its setting. The design and scale of any development must not adversely affect this setting.

Opportunities for planning action

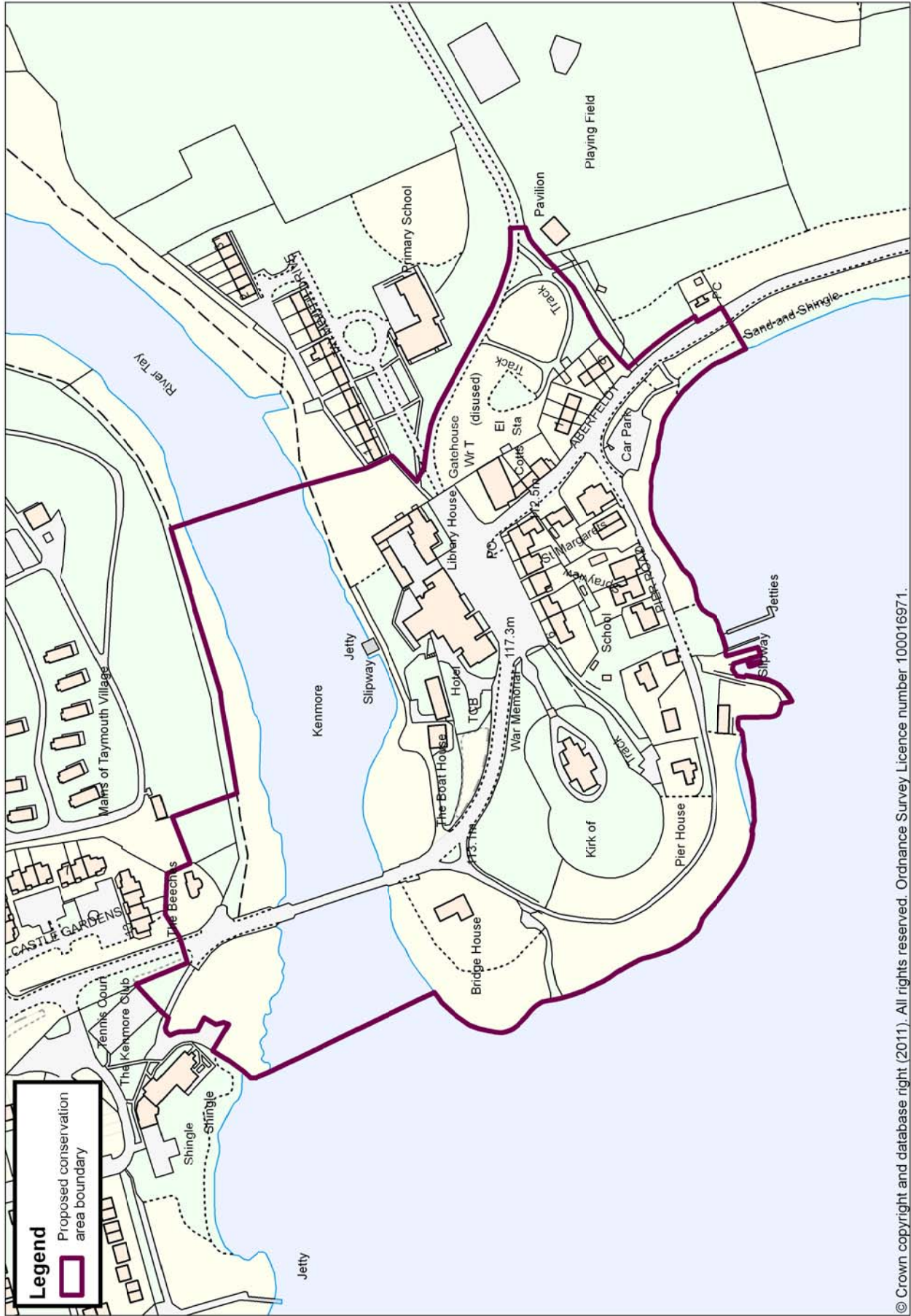
Conservation area boundary

14.1 The conservation area was first designated in 1972. During the current re-appraisal and review some changes to the boundary have been considered after updating the assessment of significance.

14.2 The boundary has been extended to the south-east along the Aberfeldy Road as far as the former public toilet block in order to include a reasonable proportion of the mature tree belts which are an attractive feature on entering the village. To the north of the Kenmore Bridge the boundary has been extended on either side of the main road in order to include a more substantial area of woodland on the approach to the bridge, and also to include The Beeches and some unkempt land adjacent to The Beeches where there may be an enhancement opportunity.

14.3 The appraisal and conservation area boundary will be kept under review in future re-appraisal cycles.

Map 9: Proposed conservation area boundary



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Effects of permitted development

14.4 Alterations to listed buildings are covered by listed building legislation and the need to obtain listed building consent, but unlisted buildings, of which there are several in Kenmore, are not covered by this legislation.

14.5 Small scale developments or alterations to unlisted buildings or open spaces may not be significant individually but cumulatively can erode the visual fabric of the townscape and there is the potential, without development management, for more of such developments to appear. The existing conservation area is covered by an "Article 4 Direction" which removes certain classes of permitted development rights under the General Permitted Development Order 1992. The existing Direction needs to be reviewed in order to relate to the revised conservation area boundary.

14.6 Classes of development which are usually 'permitted' include alteration or removal of stone walls, fences or railings; small extensions or some types of alterations to the exterior of houses, including replacement windows; small buildings or alterations within the curtilage of houses; some satellite dishes; certain forms of telecommunications development; some types of development by statutory undertakers (water, gas, electricity, road transport, post office and sewerage) and certain types of development by local authorities, including lamp standards and street furniture. In Kenmore the townscape is particularly vulnerable to some if not all of these classes of permitted development, for example, window and door replacements; satellite dishes; developments within gardens and possible loss of trees; the alteration or removal of stone boundary walls, decorative iron railings or traditional fences; visual clutter of telecommunications and electricity apparatus, and alterations to roads or parking areas.

14.7 Under Article 4 of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992, the local planning authority can seek the approval of the Scottish Ministers for Directions that restrict 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. In order to maximise the benefit of a conservation area designation it is considered that an updated Article 4 Direction for Kenmore Conservation Area should be drafted for Scottish Ministers approval (Draft Article 4 Direction shown in Appendix 1).

Advertisements

14.8 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, business or tourism related 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.

14.9 The quality of existing commercial signage in Kenmore is predominantly good, but there are some examples of standardised, visually poor signs provided by national chains which have an adverse visual impact on the townscape. With the possibility of further tourism related development in the area there may be more pressure for commercial signage. 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 2.

Trees

14.10 There is a case for Tree Preservation Orders (TPOs) to be formulated within the setting of Kenmore if there are trees which are under threat and are considered to be of high visual amenity and important to the setting of the conservation area.

14.11 Any proposals to fell, top or lop trees within the conservation area will be subject to certain planning management 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 of intention to fell, top or lop trees within the conservation area 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.

Opportunities for enhancement

15.1 Individual sites which may be opportunities for enhancement are identified in the Negative factors section and the Townscape Analysis map. These include buildings, spaces, street furniture or signage of poor visual quality and/or condition.

The Square

15.2 The main civic space in the village could be enhanced by hard landscaping, using natural materials to replace the poorly surfaced, tarmac parking areas and creating more defined pedestrian areas. Parking should be retained and efforts made to improve the visual quality of the space and provide opportunities for potential occupation of the space again for markets and events on an occasional basis. Careful consideration will be required as to how this can be done given limited opportunities for diversion via alternative routes and the need to minimise potential pedestrian conflict and maintain a sense of place. It is not envisaged that a radical change to the openness of the square is necessary or desirable and a significant increase in street furniture or features such as planters would create visual clutter. Much could be achieved by traffic management measures and the provision of alternative parking areas to facilitate occupation of the space on a temporary basis.

15.3 Some additional seating and litter bins specially designed for The Square could be considered as an integral part of a landscaping scheme.

Street furniture

15.4 The metal bollards in Aberfeldy Road and the concrete bollards in Pier Road should be replaced with bollards of a material, design and colour which is sympathetic to the village townscape. A scheme of replacing all standardised litter bins throughout the village should also be considered.

15.5 Please note that these represent initial ideas for potential projects. There will be early consultation with the local community, including the Community Council and other local groups, before any firm proposals are developed further.

Unkempt spaces

15.6 Ground on the south side of the former Free Church: the building, last used as a cafe and gift shop, is presently vacant. The situation will be monitored. It is hoped that a new, suitable use can be found for the building and the environs subsequently improved.

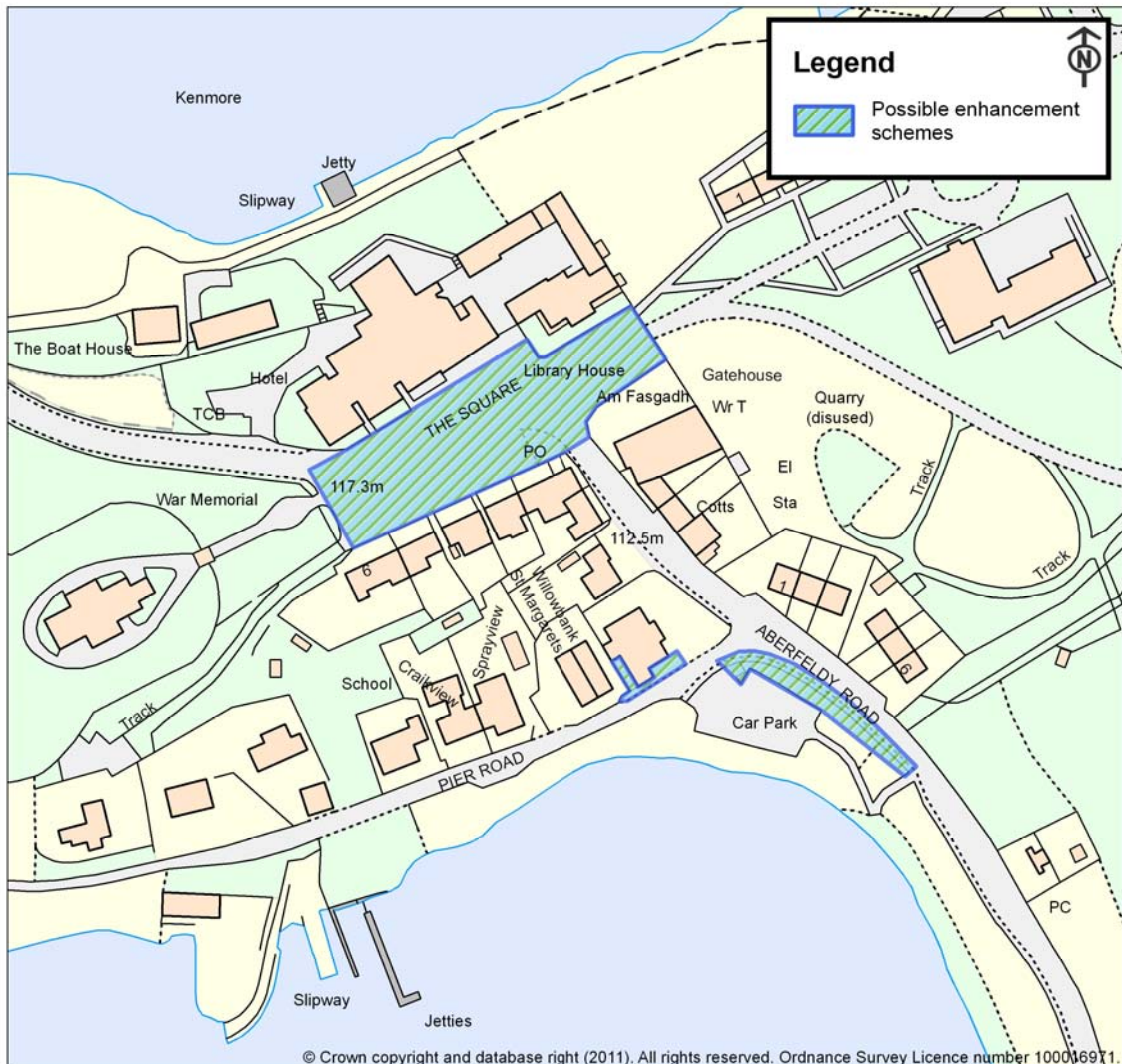
Pathway routes

15.7 The management of the conservation area provides an opportunity for the development and enhancement of path networks through Kenmore and around the local area. The draft 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.

15.8 The beach has been identified by local bodies as requiring work to improve its appearance and facilities. Plans have been developed by the 'Kenmore in Bloom' group.

15.9 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.

Map 10: Potential enhancement sites



APPENDICES

1) 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

Kenmore Conservation Area

The Perth & Kinross Council (Restriction of Permitted Development)
(Kenmore) Direction 2011

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 1 - the enlargement, improvement or other alteration of a dwellinghouse;
- Class 3 - the provision within the curtilage of a dwellinghouse of any building or Enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure;
- Class 6 - the installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse;
- 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 - universal service providers; and,
- Class 43A - sewerage undertakings;

should not be carried out within the Conservation Area of Kenmore (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 1, 3, 6, 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) (Kenmore) Direction 2011.

Signature

Designation

Chief Executive's Service – Legal
Perth and Kinross Council
2 High Street
Perth PH1 5PH

SCHEDULE

The area of land hatched in red on the plan annexed and executed as relative hereto, in the district of Perth & Kinross Council.

Note: The plan annexed to the Direction should be executed in the same way as the Direction and duly docketted with reference thereto.

2) Classes of advertisements proposed for advertisement control under Regulation 11

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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History of Kenmore
<http://www.breadalbane.com/history/kenmore.htm>

The Scottish Crannog Centre
http://www.crannog.co.uk/docs/crannog_centre/scc_centre.html

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