

SG Historic Environment 1: Listed buildings

We will protect all “listed buildings” contained in the statutory list of Buildings of Special Architectural or Historic Interest for Aberdeenshire, and we will encourage their protection, maintenance, enhancement, active use and conservation.

We will refuse planning permission and/or listed building consent for any works, including demolition, which would have a detrimental effect on their character, integrity or setting.

We will only approve alterations or extensions to listed buildings or new development within their curtilage, subject to other policies, if:

- 1) they are of the highest quality, and respect the original structure in terms of setting, scale, design and materials; AND**
- 2) the proposed development is essential to securing the best viable use of the listed building without undermining its architectural or historic character, or its setting.**

Reasoned Justification

The aim of the supplementary guidance is to protect listed buildings against detrimental works, in accordance with current guidance and legislation. Aberdeenshire’s built heritage is irreplaceable and must be preserved and conserved for present and future generations.

Listed buildings make a significant contribution to the character and amenity of Aberdeenshire. The fact that a building is obsolete for a period of time is not in itself a justification for unsympathetic change.

Listed buildings are at their most vulnerable when vacant, so encouragement is given to appropriate redevelopment that secures their best viable use. Changing the building’s use is often a successful way to bring a building out of disuse or disrepair.

Listed buildings are a valuable resource that significantly contributes to the townscape of our communities, provides multi-functional buildings, can stimulate enjoyment of the wider environment, and can act as an important medium for education, recreation and tourism. As such, they must be protected.

The prime responsibility to maintain listed buildings in good condition rests with the individual owner. However, there are some grants available (from a variety of bodies) to help with the repair and maintenance of listed buildings. The Council can also exercise its right to place a building repair notice on a derelict listed building, and in extreme cases can apply a compulsory purchase order to prevent a listed building falling into ruin.

More detailed guidance on the application of this supplementary guidance is provided in Planning Advice from the Historic Environment Strategy, which was published in 2010.

In the event of the planning authority being minded to grant listed building consent for works affecting category A or B listed buildings or for demolition of

category C(S) listed buildings, the planning authority must notify Historic Scotland. To help assess proposals affecting listed buildings, Historic Scotland will therefore be consulted at an earlier stage, where appropriate, on proposals affecting category A or B listed buildings or the demolition of category C(S) listed buildings. We will also seek the views of the Architectural Heritage Society of Scotland, the Scottish Civic Trust, and Architecture and Design Scotland, as appropriate. The Council will continue to support the work of the North East Scotland Preservation Trust.