

## **SG Historic Environment 2: Conservation areas**

**We will refuse planning permission and/or conservation area consent for any development, including change of use or demolition, which would have a detrimental effect on the special character or setting of a conservation area.**

**We will only approve new development wholly or partly within a conservation area, subject to other policies, if:**

- 1) all details are provided under cover of an application for full planning permission; AND**
- 2) the design is of the highest quality, and respects and enhances the architectural, historic and visual qualities that give rise to the designation; AND**
- 3) any trees in the vicinity considered by the Council to have amenity value are retained.**

### **Reasoned Justification**

The aim of this supplementary guidance is to conserve and enhance the character and appearance of conservation areas, in order to safeguard the long term management of these areas in accordance with current guidance and legislation. Their boundaries are shown on the settlement proposals maps.

Conservation areas form an important physical record of the architectural development and historical growth of an area. They are an irreplaceable cultural and economic resource that contributes to the distinctive character and unique quality of Aberdeenshire and therefore must be protected. For this reason greater weight will be given to the requirements of this supplementary guidance, when there is a conflict with the requirements of other supplementary guidance in this plan.

Trees in conservation areas are protected through the Town and Country Planning (Scotland) Act 1997. Before carrying out any work on a tree in a conservation area, owners are required to notify the local authority giving details of intended works.

Article 4 Direction Orders restrict permitted development rights, and in certain cases have been put in place to prevent incremental change such as replacement doors and windows, which would otherwise cumulatively undermine the character of the conservation area over time.

The conservation area legislation provides for their regular appraisal, which may result in new Article 4 Directions and/or supplementary guidance in the form of conservation area policies or other design guidelines. Existing and proposed conservation areas in Aberdeenshire, together with relevant Article 4 Directions and further guidance will be provided in planning advice.

Any slate, stone, or other traditional building materials accruing from demolition should be retained and reused for new building in the vicinity, or by donating it to the Aberdeenshire Conservation Materials store.

In the event of the planning authority being minded to grant conservation area consent for demolition of an unlisted building, the planning authority must notify Historic Scotland. Historic Scotland will therefore be consulted at an earlier stage, where appropriate on such proposals. The agency's "Managing Change in the Historic Environment" is recommended in this regard. To help assess proposals we will also seek the views of the Architectural Heritage Society for Scotland, The Scottish Civic Trust, Architecture and Design Scotland and appropriate local bodies.

Appendix 1. Schedule of existing Conservation areas and related Article 4 Directions

Name of Conservation Area	Date Designated	Outstanding Status?	Article 4 Direction		Notes
			Date	Class(es)	
Banff and Buchan					
Aberchirder	1973	No	01/08/86	Class 11●	
Banff - including Scotstown	1973	Yes – 1976 (part outstanding: not Scotstown)	01/08/86	Class 11●	Review anticipated 2010
Cairnbulg/ Inverallochy	1973	No	01/08/86	Class 11●	Review anticipated 2014
Crimonmogate	1986	Yes - 1987	01/08/86	Class 11●	Review anticipated 2015
Crovie	1974	Yes - 1976	01/08/86	Class 11●	Review anticipated 2012
Fordyce	1972	Yes - 1974	01/08/86	Class 11●	Review anticipated 2015
Fraserburgh - Broadsea	1975	No	01/08/86	Class 11●	Review anticipated 2010
Gardenstown	1974	No	01/08/86	Class 11●	Review anticipated 2011
Pennan	1977	Yes - 1978	01/08/86	Class 11●	Review anticipated 2012
Portsoy	1972	Yes - 1989	01/08/86	Class 11●	Review anticipated 2011
Sandend	1972	No	01/08/86	Class 11●	Review anticipated 2013
Whitehills	1974	No	01/08/86	Class 11●	Review anticipated 2013

Name of Conservation Area	Date Designated	Outstanding Status?	Article 4 Direction		Notes
			Date	Class(es)	
<b>Buchan</b>					
Boddam	1970	No	01/08/86	Class 11•	Review anticipated 2010
Old Deer	1977	Yes - 1978	01/08/86	Class 11•	Review anticipated 2011
Peterhead - Buchanhaven	1975	No	01/08/86	Class 11•	Review anticipated 2013
Peterhead - Central	1975	Yes - 1979	07/04/09	Part 1 Class 1, 3, 6 Part 2 Class 7, 8, 9 Part 4 Class 14, 15 Part 8 Class 23, 24, 25 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31, 32, 33 Part 13 Class 38, 39, 40	Reviewed 2009
Peterhead - Roanheads	1975	No	01/08/86	Class 11•	Review anticipated 2013
Port Errol - Cruden Bay	1975	No	01/08/86	Class 11•	Review anticipated 2012
Strichen	1985	Yes - 1986	01/08/86	Class 11•	Reviewed 2009

- The corresponding Class under current legislation, The Town and Country Planning (General Permitted Development)(Scotland) Order 1992, is Part 12 Class 30 (b).

Name of Conservation Area	Date Designated	Outstanding Status?	Article 4 Direction		Notes
			Date	Class(es)	
Formartine					
Tarves	1976	No	05/1995	Part 1 Class 1, 3, 6 Part 2 Class 7,8,9 Part 4 Class 14, 15 Part 8 Class 23, 34, 25 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31, 32, 33 Part 13 Class 38, 40	Design Guidance Oct 1980 & June 1995* Review anticipated 2010
Oldmeldrum	1976	No		No	Design Guidance Feb 1978 Review anticipated 2010
Udny Green	1984	No		No	Design Guidance June 1984 Review anticipated 2014

\* Pending amalgamation, precedence to be given to the 1980 Design Guide when dealing with planning applications.

---

Name of Conservation Area	Date Designated	Outstanding Status?	Article 4 Direction		Notes
			Date	Class(es)	
<b>Garioch</b>					
Kingseat	2000	No		No	Design Guidance Feb 2000 Review anticipated 2014
Gairlogie	2000	No		No	Design Guidance Sept 2000 Review anticipated 2016

Name of Conservation Area	Date Designated	Outstanding Status?	Article 4 Direction		Any Other Supplementary Guidance Prepared
			Date	Class(es)	
<b>Kincardine &amp; Mearns</b>					
Muchalls	1983	No	22/12/95	Part 1 Class 1,3, 6 Part 2 Class 7	Review anticipated 2012
Catterline	1983	No	22/12/95	Part 1 Class 1,3, 6 Part 2 Class 7	Review anticipated 2011
Johnshaven	1997	No		No	Review anticipated 2010
Stonehaven	1997	No		No	Review anticipated 2011
Fettercairn	1997	Yes - 1997		No	Review anticipated 2014

Name of Conservation Area	Date Designated	Outstanding Status?	Article 4 Direction		Any Other Supplementary Guidance Prepared
			Date	Class(es)	
<b>Marr</b>					
Aboyne	1996	No	08/12/97	Part 1 Class 1, 3, 6 Part 2 Class 7, 8 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31, 32 Part 13 Class 38, 40, 41, 43 Part 20 Class 67	Review anticipated 2011
Huntly	1975	Yes - 1976	06/01/88	All Classes	Design Guidance July 1978 Review anticipated 2013
Kincardine O'Neil	1983	Yes - 1994	22/12/95	Part 1 Class 1, 3, 6 Part 2 Class 7, 8 Part 9 Class 27 Part 10 Class 28(1) Part 12 Class 30, 31, 32 Part 13 Class 38, 40, 41, 43 Part 20 Class 67	Review anticipated 2015
Monymusk	1982	No		No	Design Guidance Apr 1982 Review anticipated 2015

Proposed Conservation Areas

Settlement	Proposed date of assessment
<b>Buchan</b>	
Old Deer - Extension	2011
<b>Formartine</b>	
Turriff	2014
<b>Garioch</b>	
Echt	2014
Dunecht	2013
Inverurie	2011
Kintore	2010
<b>Kincardine &amp; Mearns</b>	
Auchenblae	2013
Benholm	2011
Downies	2016
Gourdon	2010
Stonehaven - Kirktown of Fetteresso	2010

Settlement	Proposed date of review
<b>Marr</b>	
Clatt	2015
Kennethmont Distillery	2013
Tarland	2012

