

This policy is linked to Policy MIN1 for mineral extraction, Policy SUSDEV1 for requiring sustainability checklists and Policy ENV10 for protecting the water environment.

Links to National Park Plan 2007-2012 Policies

- Policy LM1 Integrated and Sustainable Land Management



HISTORIC AND BUILT ENVIRONMENT

The Park's historic and built environment includes its historic landscapes and gardens and designed landscapes, archaeological sites and settings, and its settlements and buildings, and plays an essential role in the quality of life of people living, working and visiting the National Park. The historic environment changes over time in response to natural processes and the changing needs and activities of people. It is important that these changes are managed to meet the needs of society while also ensuring that the special qualities of the Park's historic environment are looked after for present and future generations to enjoy.

Only a small proportion of the Park's historic environment has statutory protection from loss or damage through designation as listed buildings, conservation areas and scheduled ancient monuments. The planning system is therefore an important mechanism for securing the wider conservation of this heritage and policies in the local plan seek to both conserve and enhance this valued resource.

Policy ENV20 Conservation Areas

Development and demolition within a conservation area or affecting its setting will only be supported where:

- (a) it preserves or enhances its character and appearance and is consistent with any relevant conservation area appraisal or management plan that may have been prepared;
- (b) its design, materials, scale, layout and siting is appropriate to the character or appearance of the conservation area and its setting. Replacement windows and doors on traditional buildings within conservation areas should normally match the original in relation to materials, proportions, method of opening and appearance.

Trees which are considered by the planning authority to have amenity value shall be preserved in accordance with Policy ENV9 Development Impacts on Trees and Woodlands.

Planning permission in principle will not normally be considered appropriate for developments in conservation areas due to the importance of assessing detailed design matters.

Policy ENV22 will apply where an existing unlisted building contributes positively to the character or appearance of the conservation area. In all other circumstances, proposals for demolition will not be considered in the absence of a detailed planning application for a replacement that enhances or preserves the character of the conservation area. Demolition must not begin until it has been demonstrated to the satisfaction of the planning authority that contracts have been let for the approved development.

Reason for Policy

Policy ENV20 ensures the preservation and enhancement of conservation areas as an important means by which the Park Authority can protect the built environment. Conservation areas have special architectural or historic interest, the character or appearance of which it is considered important to preserve or enhance.

At present, there are eight conservation areas in the National Park. Comprehensive appraisals of the character of six of these have been prepared and also form Supplementary Planning Guidance. The main implication of conservation area designation is that consent is required for specific types of development that otherwise would not require permission. This level of control can be extended through Article 4 Directions which remove certain classes of permitted development, Article 4 Directions currently apply within Luss and Killin conservation areas (the permitted development rights that are removed are detailed in Appendix B). The Park Authority may propose further Article 4 Directions in other conservation areas at a later date.

The Park Authority administers a Conservation Area Regeneration Grant Scheme for Killin and Callander Conservation Areas, using funding from the Park Authority and Historic Scotland. These grant schemes are programmed to end in 2012 and 2014 respectively.

Policy ENV21 Listed Buildings

Development affecting a listed building or its setting shall preserve the building, its setting, important views of, to and from the listed building or any features of special architectural or historic interest which it possesses. The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting. There is a presumption against demolition or other works that adversely affect the special interest of the building or its setting.

Enabling development will be supported where a listed building is seriously at risk from neglect as a result of the inability to stabilise its decay or to find an appropriate new use. It will be necessary to demonstrate that financial assistance is not available from any other source and that development will be restricted to the minimum required to secure the long-term future of the listed building. Enabling development will only be supported if designed to conserve and enhance the special interest, character and setting of the listed building.

Policy ENV22 Demolition of Listed Buildings

Proposals for the total or substantial demolition of a listed building will only be supported where it has been demonstrated to the satisfaction of the planning authority that:

- (a) the building is not of special interest; or
- (b) the building is incapable of physical repair and reuse through the submission and verification of a thorough structural condition report produced by a qualified structural engineer; or
- (c) the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- (d) the repair of the building is not economically viable and that it has been actively marketed at a reasonable price and for a period reflecting its location, condition and possible viable uses without finding a purchaser.

The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) will be formally notified of all proposals to demolish listed buildings to enable features to be recorded.