



# DUNKELD CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Perth & Kinross Council – Consultation Draft August / September 2025



# CONTENTS

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<a href="#"><u>1. INTRODUCTION</u></a> .....	3
<a href="#"><u>2. ARCHAEOLOGY</u></a> .....	8
<a href="#"><u>3. SETTLEMENT DEVELOPMENT</u></a> .....	10
<a href="#"><u>4. MOVEMENT &amp; STREET PATTERN</u></a> .....	16
<a href="#"><u>5. TREES &amp; OPEN SPACE</u></a> .....	18
<a href="#"><u>6. CHARACTER AREAS</u></a> .....	21
<a href="#"><u>7. LISTED BUILDINGS</u></a> .....	28
<a href="#"><u>8. UNLISTED BUILDINGS OF MERIT</u></a> .....	30
<a href="#"><u>9. THREATS TO THE CONSERVATION AREA</u></a> .....	33
<a href="#"><u>10. MANAGEMENT PLAN</u></a> .....	34
<a href="#"><u>11. APPENDICES</u></a> .....	38
<a href="#"><u>12. APPENDIX 1 – DRAFT ARTICLE 4 DIRECTION</u></a> .....	39
<a href="#"><u>13. APPENDIX 2 – DRAFT REGULATION 11 ORDER</u></a> .....	41
<a href="#"><u>14. APPENDIX 3 – USEFUL INFORMATION</u></a> .....	43

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# 1. INTRODUCTION

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## WHAT IS A CONSERVATION AREA?

- 1.1 The statutory definition of a conservation area is set on in Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as an *“area of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”*.

Designation of a conservation area recognizes the unique quality of the heritage of that area. The quality does not relate solely to buildings but also other features including topography, materials, thoroughfares, street furniture, open spaces, trees and landscaping. These all contribute to the historic character and appearance of an area, resulting in a distinctive local identity and sense of place.

## WHAT IS A CONSERVATION AREA APPRAISAL?

- 1.2 A conservation area appraisal is a management tool that identifies the special interest and changing needs of a conservation area.
- 1.3 The purpose of this document is to evaluate the architectural and historic interest of the village, with a view to its future management and enhancement.

- 1.4 The appraisal is informed by:

- Site visits
- Desktop survey
- Literature review
- Primary and secondary historical information
- Guidance from stakeholders and consultation process
- Planning policy and legislation

- 1.5 It is recognised that the successful management of conservation areas can only be achieved with support and input from stakeholders, in particular residents and property owners.

- 1.6 Our heritage – whether tangible or intangible, cultural or natural – enhances our quality of life and is hugely valuable economic, social, environment, and cultural resource. We owe it to future generations to leave them assets that they can value, enjoy, and benefit from it just as we do today (Scotland, Our Past, Our Future 2023)

In summary, the purpose of a conservation area appraisal is:

- To propose a new conservation area or review a current designation.
- To highlight the significance of an area in terms of its streetscape, architecture and history.
- To identify important issues affecting the area.
- To identify significant trees and green space.
- To define the character that merits protection.
- To identify opportunities for development and enhancement.
- To stimulate interest and participation in protecting and enhancing the area.
- To provide a framework for conservation area management.
- To assist the local planning authority in meeting requirements to preserve and enhance the area.

## WHAT DOES CONSERVATION AREA DESIGNATION MEAN FOR OWNERS & RESIDENTS?

- 1.7 The local planning authority is required by law to protect conservation areas from development which would be detrimental to their character. Consequently, most changes to the external appearance of buildings in the conservation area will require planning permission.
- 1.8 Demolition or substantial demolition of a building in a conservation area will require conservation area consent. Planned works to a tree in a conservation area must be notified to the Local Planning Authority at least six weeks in advance.
- 1.9 There are often further restrictions in place in conservation areas through Article 4 Directions, which remove certain permitted development rights. Details on this can be found in the Management Plan on p38.

## DUNKELD STATEMENT OF SIGNIFICANCE

- 1.10 Dunkeld Conservation Area is of national historical importance, developing from an early Christian settlement and becoming the ecclesiastical centre of Scotland during the reign of Kenneth MacAlpin, the first chieftain to unite the Picts and Scots.
- 1.11 The reconstruction and development of the town east of the cathedral after the Jacobite uprising was carried out in phases, resulted in a diverse townscape with distinctive character areas.

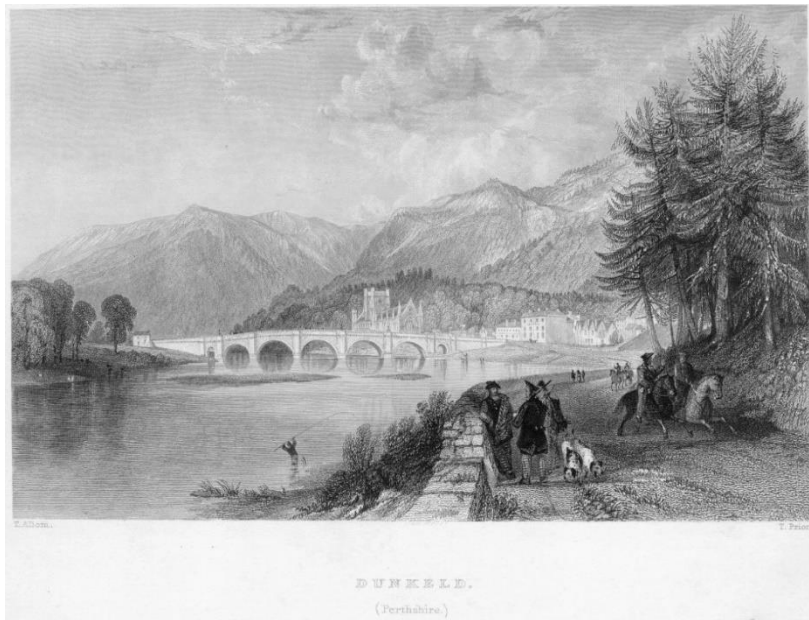


Figure 1 – View of Dunkeld from the east c.1840-1850.  
Source: Copyright ©HES

- 1.12 The key positive characteristics which contribute to the significance of the Dunkeld Conservation Area are:

- Its ecclesiastical history, with the establishment of a monastery in the 6<sup>th</sup> century, and location of St Columba's relics (transferred by Kenneth MacAlpin from Iona in 849).
- The site of the Battle of Dunkeld in the 17<sup>th</sup> century.
- Its well-preserved 17<sup>th</sup> and 18<sup>th</sup> century burgh street pattern.
- Its picturesque setting on the northern bank of the River Tay amongst the rugged hills of the highland edge.
- Its history of townscape restoration with the National Trust for Scotland's *Little Houses Improvement* scheme.
- Its simple, vernacular terraces.



Figure 2 – View east from The Cross (no date).  
Source: Copyright © Culture Perth & Kinross



## LOCATION OF DUNKELD

- 1.13 Dunkeld is dramatically sited in a bowl-shaped valley on the river Tay, to the north of the river and surrounded by the steep, wooded slopes of Craig a Barns, Crieff Hill, Newtyle Hill, Birnam Hill and Craig Vinean.

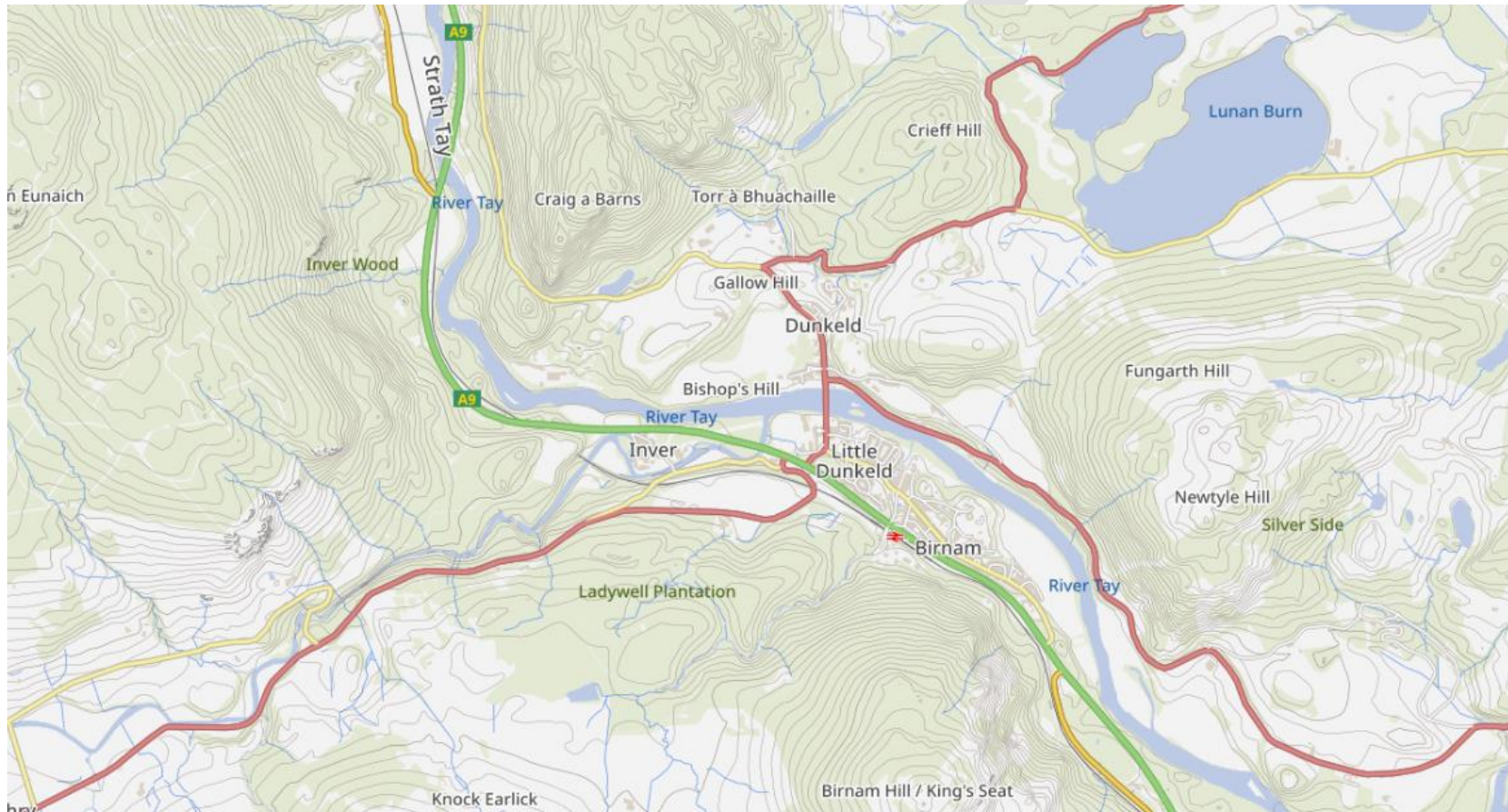


Figure 3 – Dunkeld located 15 miles north of Perth and 19 miles south of Pitlochry © Crown copyright and database rights (2025)

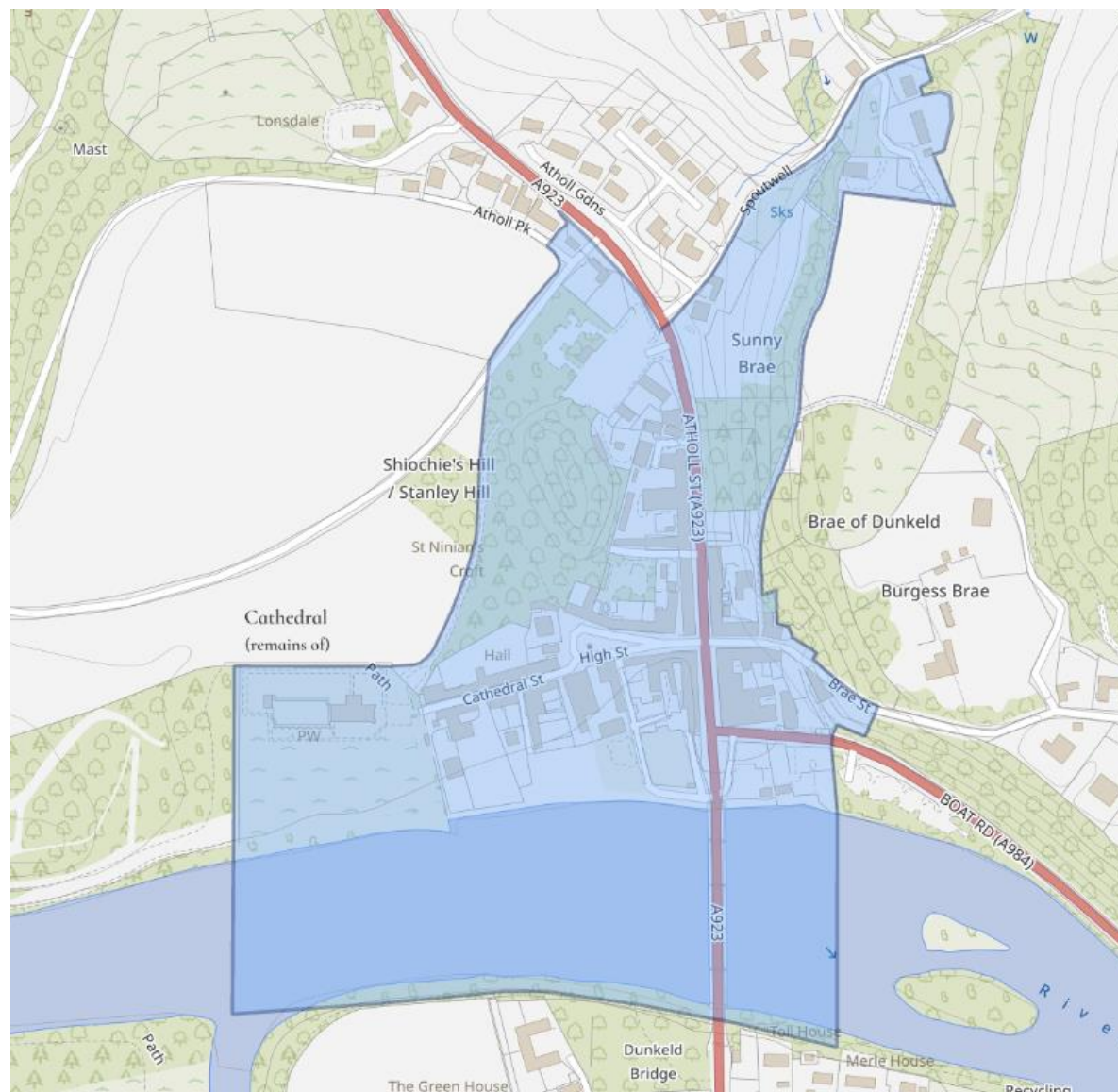


Figure 4 – Dunkeld Conservation Area

## 2. ARCHAEOLOGY

- 2.1 Dunkeld Cathedral and its grounds are designated as a Scheduled Monument (SM). The Parish Church part of the Cathedral structure is excluded from the scheduling, but the Cathedral building as a whole, including the Church, is Category A listed. Historic Environment Scotland must be consulted on any proposal potentially affecting scheduled monuments, Category A listed buildings, or their settings.
- 2.2 Dunkeld battlefield is a site of considerable national importance. The battle marked a turning point in the first Jacobite Rising, with Williamite troops defeating the Jacobite force after several hours of intense urban combat. The old town of Dunkeld was mostly destroyed, with the modern settlement being rebuilt to the east. Subsequent geophysical survey has confirmed substantial archaeological remains on the site of the medieval town.
- 2.3 Geophysical survey, first carried out in 2003 by Kellog and Jones with a subsequent 2020 programme as part of the University of Aberdeen's Comparative Kingship Project, has confirmed the presence of significant remains in the vicinity of Dunkeld Cathedral. Remains of the medieval burgh appear to survive in a good state of preservation, having been mapped in particular detail by the Comparative Kingship survey.
- 2.4 Other anomalies detected by the Comparative Kingship Project were interpreted as potential early medieval burial mounds and ecclesiastical vallum. If so, these would attest to Dunkeld's considerable importance as a centre of religious and secular power in southern Pictland and the early Kingdom of Alba.

- 2.5 Other detected anomalies due west of the cathedral could represent either the medieval place of the Bishop of Dunkeld, or an unfinished 19<sup>th</sup> century house for the Duke of Atholl.



*Figure 5 – The Apostles Stone, a well preserved Pictish cross slab dating to 9<sup>th</sup> century, located in the Chapter House of Dunkeld Cathedral*  
Source: © Crown Copyright: HES



- 2.6 There is also a high concentration of sites of local archaeological importance within the town. 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 & Kinross Heritage Trust](#). Information from the HER can be viewed online via [Pastmap](#). If it is likely that development will affect an area of archaeological interest, a programme of works will be required to protect and record archaeological remains.
- 2.7 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.



### 3. SETTLEMENT DEVELOPMENT

- 3.1 Dunkeld emerged as the centre of Atholl in the early historic period (arrival of Christianity), probably because of its prime geographical location at the foot of the Highland Edge, dominating the lines of communication northwards and westwards by way of the Tay valley, and marking the transition between fertile lowlands and more marginal upland.
- 3.2 Followers of Columba are thought to have established a monastery in Dunkeld in the 6<sup>th</sup> century, and Kenneth MacAlpin strengthened the association when he transferred the saint's relics there from Iona in 849. The Bishops of Dunkeld developed an important complex based around the cathedral and palace. The medieval settlement associated with it is thought to have developed to the north and west of the cathedral. The Church's ownership of land in Dunkeld was transferred to the Atholl Estate in the 17<sup>th</sup> century.
- 3.3 The existing cathedral, now roofless, dates from the mid-13<sup>th</sup> century onwards, and houses an exceptional collection of funerary monuments from the 8<sup>th</sup> century and later. After the Reformation of 1560 the nave was abandoned and unroofed while the choir was retained and re-fitted for use as the parish church. Although remodelled several times over the 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries, the current character and appearance of the parish church dates largely from the extensive re-working carried out at the beginning of the 20<sup>th</sup> century by Dunn and Watson.

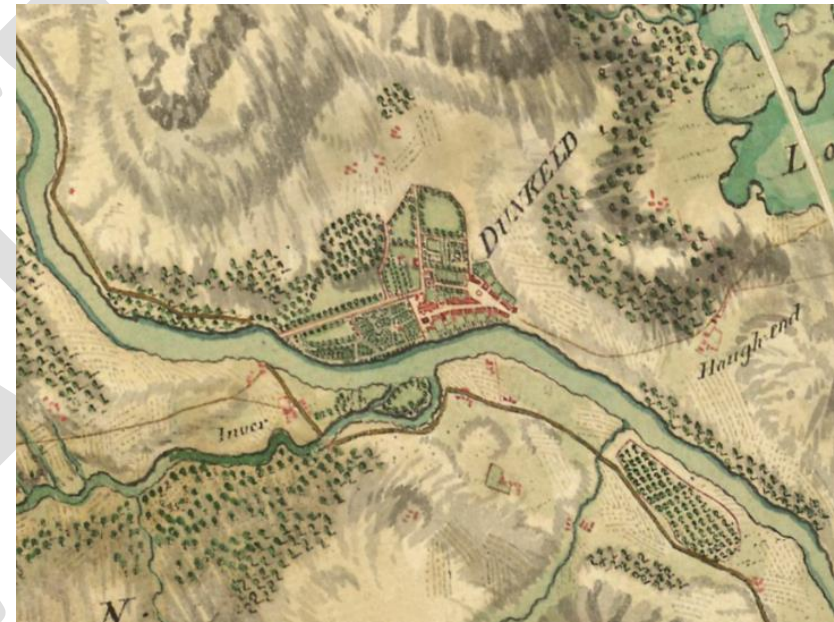


Figure 6 – Dunkeld showing the early development to the north and west of the cathedral  
Source: Roy Military Survey of Scotland 1747-55, © NLS.



Figure 7 – Dunkeld Cathedral no date.  
Source: © Culture Perth & Kinross



Figure 8 – “The Earl of Angus’s Regiment (The Cameronians) at the Defence of Dunkeld, 1689”  
Source: Simkin, Richard. Prints, Drawings and Watercolors from the Anne S.K. Brown Military Collection. Brown Digital Repository. Brown University Library.

3.4 The original town of Dunkeld was comprehensively destroyed by the victorious Jacobite Highlanders under Viscount Dundee following the battle of Killiecrankie and battle of Dunkeld in 1689. Perhaps to allow space to the north for the 1<sup>st</sup> Marquess of Atholl’s ambitions for the designed landscape developing around his new classical house, a new town began to develop to the east of the cathedral. The oldest surviving parts of this phase date from c.1690-1730 in Cathedral Street. Cathedral Street and High Street formed a new, linear east-west route focused on the cathedral gate at its west end and the widened marketplace at the Cross in the centre.

3.5 Various markets and fairs were held in Dunkeld throughout the year, focusing on the Cross. The ell gauge, a measure for cloth mounted on the Ell House at the Cross, is a reminder of this market history. The current Cathedral gates, erected in 1832, were cast in 1732 as the gates for the first Dunkeld House.



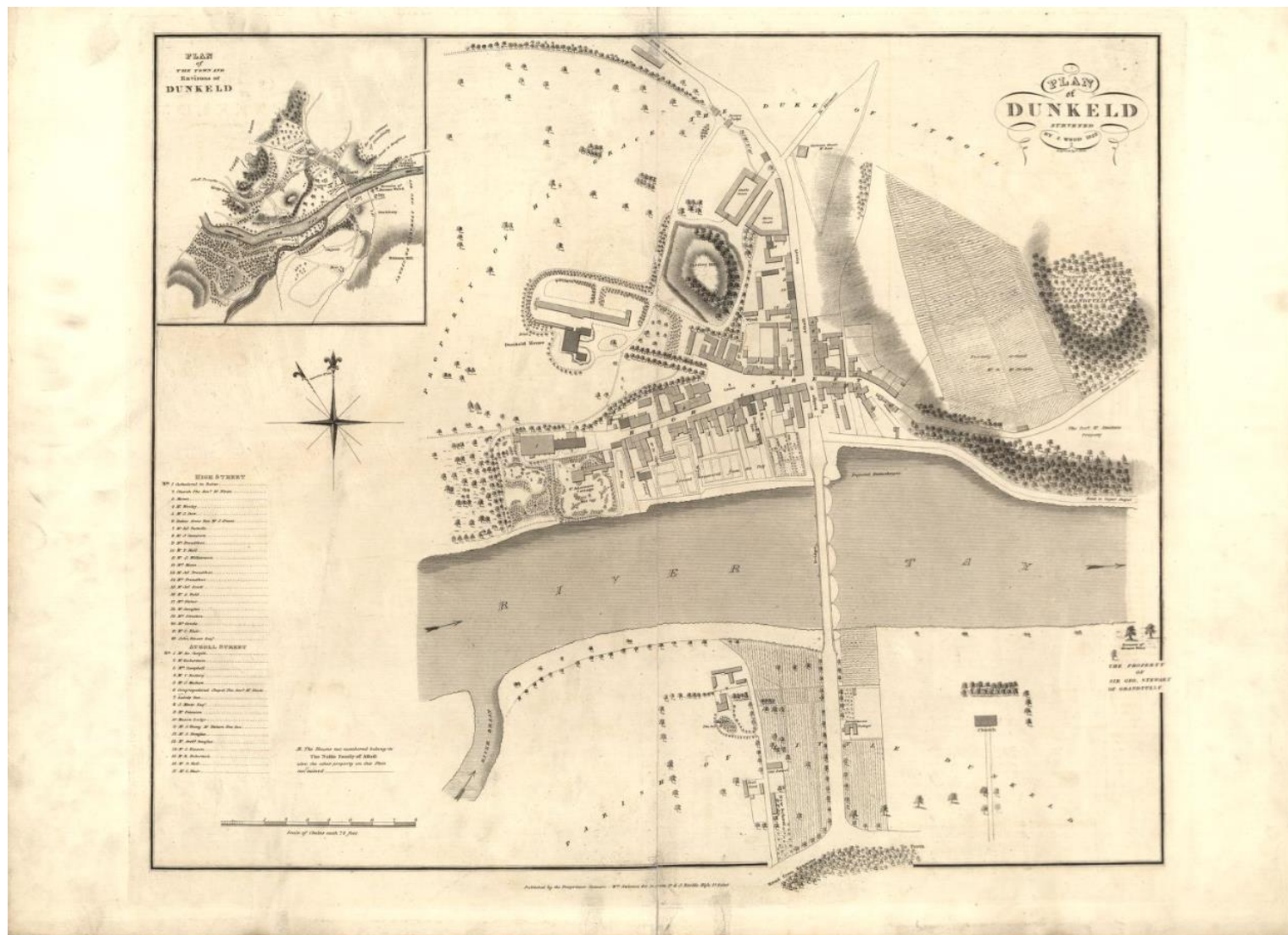


Figure 9 – John Wood’s Plan of Dunkeld 1823  
Source: © NLS





*Figure 10 – Current Dunkeld Cathedral gates, cast in 1732*

3.6 The north-west corner of the Cross originally opened out onto the vista to Dunkeld House. This important classical house was designed and constructed in 1676-84 by Sir William Bruce and demolished in 1827. From 1828 the 4<sup>th</sup> Duke of Atholl began work on an ambitious new gothic palace to the west of the site of Dunkeld House. However, only the ground floor was completed before the Duke's death in 1830 and the site remained a romantic ruin until it was demolished later in the 19<sup>th</sup> century. A third new house was built even further west c.1900, which became the Dunkeld House Hotel after parts of the Atholl Estate were sold off in the 1930s and 40s.

3.7 The designed landscape associated with the evolution of Dunkeld House and its later replacements developed from the earlier 18<sup>th</sup> century onwards, gradually moving from its earlier formal character to being more informal and picturesque as it expanded in size. John, 4<sup>th</sup> Duke of Atholl, was the first to plant larch on a commercial scale in Britain, in anticipation of its value for shipbuilding. The "Parent Larch" at the west end of the Cathedral was part of the pioneer group brought from the Tyrol and planted in 1738.

3.8 The landscape was substantially extended between 1750 and 1861 and at its greatest extent it came to encompass substantial portions of Strathbraan and Strathtay, including the romantic landscape of Ossian's Cave and the Hermitage (located outwith the conservation area to the southwest). Although Dunkeld House and Palace have disappeared, the layout of the policies has strongly influenced the development of the town and is evident in its present character.



Figure 11 – Plan of Dunkeld 1864-67

Source: © Ordnance Survey Six-inch 1<sup>st</sup> edition 1843-1882 NLS.

3.9 At the beginning of the 19<sup>th</sup> century, the Commission for Highland Roads and Bridges along with the Duke of Atholl, commissioned Thomas Telford to design a new bridge across the Tay at Dunkeld, creating a new route for the Perth-Inverness Road. Earlier bridges had existed from the medieval period but the last had been destroyed by the 18<sup>th</sup> century, and links across the Tay were maintained by a number of ferries. The bridge, of 1809, connected the ‘new town’ of Dunkeld with the settlements of Birnam and Little Dunkeld south of the river. Telford’s elegant, mock-fortified road bridge has been described as “an outstanding engineering feat in a wonderfully romantic setting”.

3.10 The King’s Architect, Robert Reid, was commissioned to design a unified classical scheme for a new north-south cross-street linking with the bridge. A slightly less ambitious scheme was laid out from 1809, creating Bridge Street and Atholl Street.

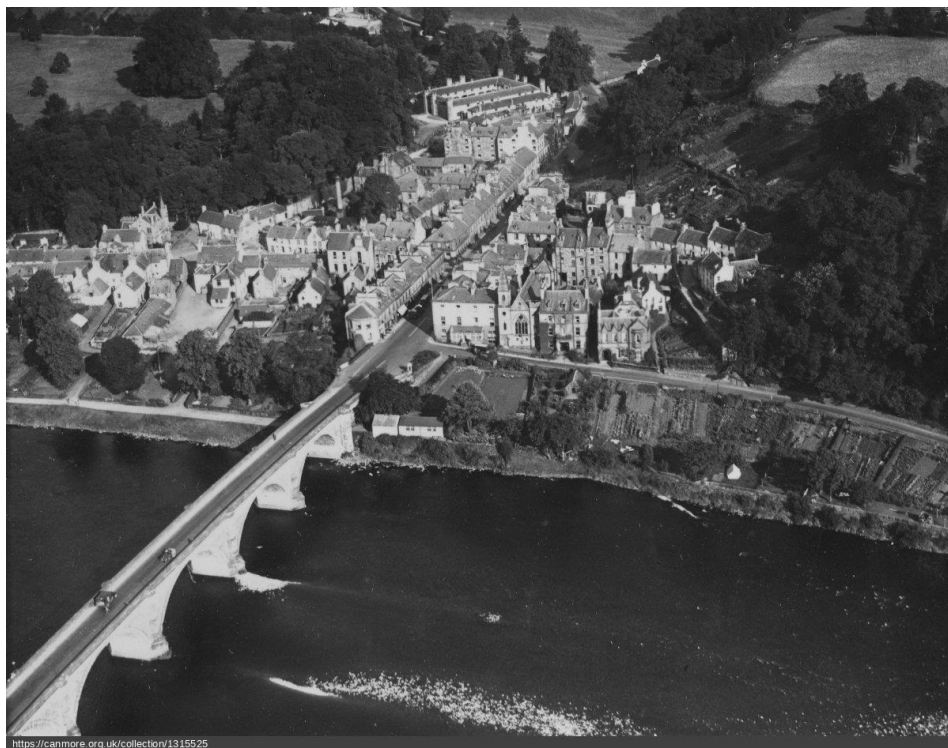
3.11 Land was reclaimed alongside the Tay at the north end of the bridge, which allowed the creation of gardens, riverside walks and, in 1820, the new route of Boat Brae.



Figure 12 – 1800 copy of a watercolour by George Jeriot titled ‘The of Telford Bridge’.

Source: © HES





*Figure 13 – 1932 Aerial image showing the reclaimed riverfront land*  
 Source: © HES (Aerofilms Collection)



*Figure 14 – 1946 photo of dwellings in The Cross prior to the Little Houses Improvement Scheme*  
 Source: © HES

3.12 More recently, Cathedral Street became an early example of townscape restoration, part of the National Trust for Scotland's 'Little Houses Improvement' scheme for which historic areas such as Culross and villages in the East Neuk of Fife are also famous. During 1954-6 the terraces were harmonised and restored to a characteristic formula of painted harling with margins, with a number re-built in facsimile or built to fill gap sites. Those on the south side were carried out for Perth & Kinross County Council by the County Architect, Ian A. Moodie, and those on the north for the National Trust for Scotland by Ian G. Lindsay & Partners.

3.13 In early 2025, ownership of 20 of the National Trust for Scotland properties were transferred to Perth & Kinross Council. These properties are currently undergoing refurbishment.

## 4. MOVEMENT & STREET PATTERN

4.1 Historically Dunkeld had an east-west axis, with access along Brae Street to High Street through the market square (The Cross) to the Cathedral. The construction of the Thomas Telford Dunkeld Bridge in 1809 significantly reoriented the street pattern and movement through the village.



*Figure 15 – Dunkeld Bridge*

4.2 The primary access route into Dunkeld is now from the south, provided by the A9 through Little Dunkeld and over Dunkeld Bridge. Atholl Street and Bridge Street are the busiest routes in Dunkeld, with frequent congestion due to limited street width.



*Figure 16 – Atholl Street and intersection with Tay Terrace.*

- 4.3 Access from the north is via the A923 from Blairgowrie and from the east along Boat Road (A984) which joins the Old Military Way (connecting to Brae Street).
- 4.4 Access to Dunkeld is also provided from Dunkeld and Birnam Station located approximately one mile to the south-east in Birnam.
- 4.5 The National Cycle Route 7 passes through Dunkeld, providing a traffic-free route along the river past the current Dunkeld House.



- 4.6 The Dunkeld area acts as a centre for access to the countryside for organised and informal recreation on both land and water and forms the core of an extensive path network.



*Figure 17 – The Cross (no date) showing early parking scheme*  
Source: © HES

## 5. TREES & OPEN SPACE

- 5.1 The key formal public open space within Dunkeld is at The Cross, focused on the memorial fountain and enclosed by a mixture of residential, commercial and community buildings. The Cross and fountain have been landscaped using traditional setts but traffic and parking in this space remain rather dominant, detracting from its character.



*Figure 18 – Cars now dominate The Cross (view from Brae Street)*

- 5.2 Other key spaces are a mixture of informal, green or landscaped areas. The Cathedral grounds and linked landscape around Stanley Hill and along the riverside are a key amenity to the town.
- 5.3 The peripheral areas immediately surrounding the built-up core adjacent to the river are protected by open space policy in the local plan.



*Figure 19 - Public open space around the Cathedral*



- 5.4 Now an area of public open space, St Ninian's Wynd Gardens has a peaceful, enclosed character with benches and trees, forming a sanctuary from the busy main streets of Dunkeld. The adjoining rear plots of some of the surrounding commercial premises have become rather cluttered with parking, waste storage, outdoor seating and equipment and obtrusive boundary structures which could be rationalised and more sensitively integrated into their surroundings.



*Figure 20 – St Ninian's Garden public open space*

- 5.5 Private gardens, although physically inaccessible, can contribute significantly to the amenity of the townscape. Openings off Cathedral Street and High Street allow glimpsed views of rear garden plots. Wider views of these important garden grounds are available from the network of footpaths which follow the side boundaries of these plots and run along the riverside.
- 5.6 Trees and landscaping are essential features of the Dunkeld townscape and its wider setting. Woodlands, tree groups, individual trees and boundary treatments all make a positive contribution to the character and appearance of the area.



*Figure 21 – Open space along the river west of Dunkeld Bridge*

## DUNKELD HOUSE INVENTORY GARDEN & DESIGNED LANDSCAPE

- 5.7 The Dunkeld House landscape, registered in Historic Environment Scotland's inventory of Gardens and Designed Landscapes, immediately borders the town to the west and includes Stanley Hill and the Cathedral grounds. The designed landscape is considered outstanding for its artistic, historical, horticultural and scenic values, relating to its high level of surviving documentary and physical evidence, its associations with the Dukes of Atholl and its importance as one of the first larch plantations, with an important collection of coniferous trees.
- 5.8 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 Dunkeld House designed landscape or its setting.

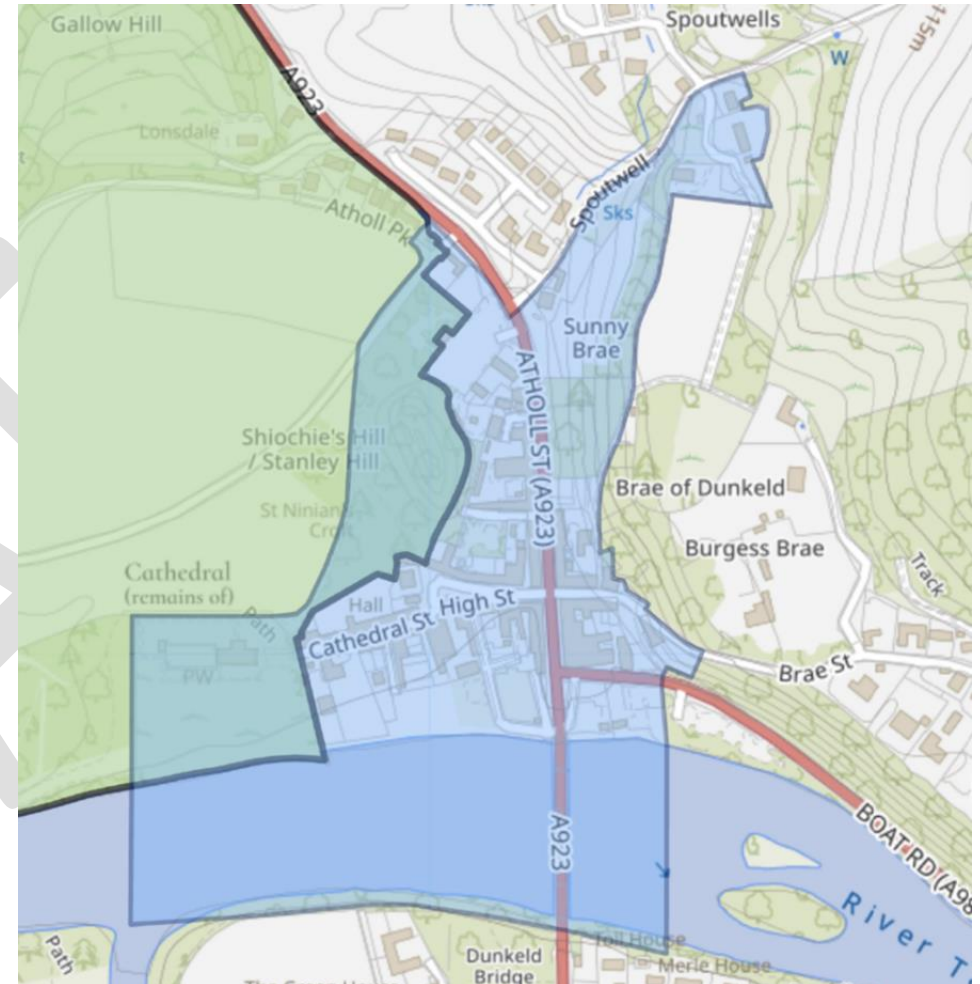


Figure 22 - Map showing the overlap of the Dunkeld House inventory of Gardens and Designed Landscapes (green) and the Dunkeld Conservation Area (blue).



## 6. CHARACTER AREAS

6.1 The townscape of Dunkeld divides broadly into four areas of distinct character:

1. The cathedral, cathedral precincts and surrounding open amenity space.
2. Cathedral Street and High Street lying immediately to its east, the area constructed following the destruction of the original settlement in the late 17th century.
3. This area comprises Dunkeld Bridge with Bridge Street and Atholl Street, the thoroughfare formed following the construction of the bridge in the early 19th century.
4. This area is the upland hinterland to the east of Atholl Street encompassing the 'hamlet' of Spoutwells and the semi-rural landscape to its south.

### CHARACTER AREA 1: Cathedral Precinct

6.2 The western end of the town consists of the atmospheric area around the ruinous cathedral, parish church and heavily shaded grounds with spectacular mature trees, of which the Dunkeld larches are particularly famous. Views from this area, over the river Tay to the south and open parkland to the north, show off its spectacular setting of wooded crags. The immediate setting forms picturesque amenity space for the town, with walks and landscaped grounds around Stanley Hill. The area has a sense of physical separation from the town because of the cathedral

grounds' walls and gates and property boundaries to the east, which coincide with the historic edge of the Dunkeld House policies. There is also minimal visual connection back towards the built-up parts of town, but its presence is nonetheless essential to its character and immediate setting. Modern housing development in Atholl Park and Atholl Gardens has to some extent encroached on northward views.



*Figure 23 – Dunkeld Cathedral with scaffolding*

## CHARACTER AREA 2: The Cross & High Street

- 6.3 The area of Cathedral Street, The Cross and High Street. The overall character of this area is dominated by the dwellings restored or constructed under the NTS' Little Houses Improvement Scheme. The built form is a very simple vernacular style in dense, two-storey terraces. The buildings are plain harled with painted margins, their small openings revealing the thickness of rubble walls. Front elevations rise directly from the footway and roofs are simple, slated double pitches, with plain eaves parallel to the street and few expressed skews. Stacks are plain harled and of squat proportions, some with thackstones still evident. Front roofslopes are largely unbroken by dormers or rooflights, creating a uniform, solid slated surface to the terraces. Some later insertions into the streetscape have tried to emulate this simple vernacular pattern, such as the Drill Hall and Museum on the south side of The Cross.



Figure 24 – Water Wynd runs north-south from Cathedral Street to the River Tay



Figure 25 – The Cross with Little Houses

- 6.4 The view west along Cathedral Street is closed by the magnificent wrought iron gates of the cathedral. Narrow lanes run at right-angles from Cathedral Street and High Street towards the riverside. These allow for glimpse views of green garden spaces, the open spaces and riverside paths beyond and substantial historic stone boundary walls, and relieve the sense of density and narrow enclosure of the street. Pends on the north side also allow similar glimpse views through to back greens. Backland areas on the south side of Cathedral Street broadly preserve the sense of long back rigs running down from each property to the riverside. A modest amount of backland development has occurred, although this generally remains in keeping with the character of the area.



- 6.5 The Cross forms an open triangle, originally used as a marketplace, with the 1866 memorial drinking fountain to the 6th Duke of Atholl the key feature at its centre. The buildings enclosing the Cross generally follow the Little Houses pattern, with the exception of the Tudor Gothic Duchess Anne Halls, formerly the Duchess of Atholl Girls' Industrial School, built in 1853 and closing off the former open corner of the space once leading to Dunkeld House.
- 6.6 The eastern end of High Street increases slightly in scale towards the Bridge Street junction and becomes more grandiose in character. This change in emphasis relates to the development of the Bridge Street/Atholl Street area, with more commercial or higher-status buildings denoted by the use of varying architectural styles and applied details, such as the former Bank of Scotland building built in the style of a Renaissance palazzo with high quality ashlar stonework, a pair of porticoed entrances and fine cast iron boundary railings. A number of good quality historic shopfronts also survive in this area.
- 6.7 Brae Street and Sunny Brae historically formed the eastern tail of the 17th century east-west settlement. However, since the development of Bridge Street this area has been cut off from the main High Street area and has developed along slightly different lines. None of the original buildings remain but have been redeveloped mainly with fairly plain, mid-19th to mid-20th century tenement blocks with simple vernacular/ vernacular revival details. The buildings on the east side are generally slightly taller than the prevailing scale elsewhere, taking account of the underbuilding and retaining functions required adjacent to the steep hillside. Sundial House at the head of the Brae is the one surviving building from the pre-bridge era, the sundial incorporated in its elevation dating it to at least 1757.



*Figure 26- Sundial House viewed from Tay Terrace*

### CHARACTER AREA 3: Bridge Street & Atholl Street

- 6.8 Although Robert Reid's original unified, palace-block design for this new route was never realised, the street has a sense of harmony of design created by its scale, quality and palette of details and materials, interspersed with some variation of building type at certain points, such as the four storey central block of the Royal Dunkeld Hotel acting as a focal point to this part of the street.



Figure 27 – The Royal Dunkeld Hotel

- 6.9 The terraces to either side of the High Street/Brae Street junction are of two storeys, rising directly from the footway and with double-pitched, slated roofs with ridges and eaves parallel to the street. However, in detail these buildings have greater finesse and decorative detail than those in High Street/Cathedral Street. Facades are often in ashlar or smooth render imitating dressed stonework. The corners of buildings at key junctions are decoratively curved or chamfered back to allow easy passage of pedestrians and vehicles. Eaves are detailed with ashlar parapets and ogee gutters. Window and door openings are more regular and classical in character than the earlier Cathedral Street area, creating a regular grid or rhythm along the street, and often with decoratively treated margin details, classical doorcases and ornate fanlights. Roof details of regular, repeating raised skews, prominent chimney stacks and a variety of dormers also add to this sense of rhythm along the street. Bridge Street and Atholl Street also contain an impressive collection of historic shopfronts.
- 6.10 The backland areas to the west of the street retain an interesting historic character, preserving vestiges of industries once operating here such as bakeries and dairies. The town gas works were also located in this area. A number of tenements retain forestairs access to upper properties.





*Figure 28 – The south-eastern corner of Brae Street and Bridge Street*

6.11 The northern end of Atholl Street is more fragmented in character, becoming less dense and with more variation in building type and date. The east side of the street, being too steep to build on, remains landscaped grounds for the Royal Dunkeld Hotel, enclosed by an impressive rubble retaining wall at street level. The west side reflects the historic use of this northern area as ancillary buildings serving Dunkeld House: a huge stable block and farm court survived east of Stanley Hill in the area now occupied by the Atholl Street car park until the early 20th century. As these structures disappeared, a variety of new buildings or uses arrived to serve the town's changing needs, including flatted developments and public car parking. The northernmost extent of the historic part of the street is marked by the eye-catching Langlea Lodge.

- 6.12 Views north and south along the axis of the street are important to the character of this area, especially those from and towards the bridge itself. At the north and south ends of the street, views open out into the wider landscape and along the course of the river.
- 6.13 Tay Terrace and Boat Brae were created slightly later than the north-south streets, formed when a new area was reclaimed from the north bank of the Tay following the construction of the bridge. Tay Terrace has an eclectic character with an interesting collection of buildings illustrating some of the revival styles prevalent during the 19th century, alongside the simple, elegant Georgian design of the Atholl Arms hotel at the corner with Bridge Street.
- 6.14 In recent years development of the garden area between Tay Terrace and the river has intensified, with a mixture of seasonal and permanent structures. The development varies in scale and quality, detracting somewhat from the setting of the category A listed bridge.



*Figure 29 - Recent riverfront development along Tay Terrace*



*Figure 30 – Tay Terrace*

## CHARACTER AREA 4: Upland area & Spoutwells

- 6.15 The group of cottages at Spoutwells forms a distinct but connected area to the north-east of the town centre and act as an access point to the wider network of paths and areas of rural recreation in the upland forests and around the lochs of Lowes, Butterstone and Craiglush. This small cluster of dwellings comprises Spoutwells House and two 19th century cottages along with a house of more modern origin which harmonises well with the character of the group. The open space in this area appears historically to have been made up of extensive garden ground and nurseries related to the Atholl Estate. Substantial survivals of rubble boundary walls, some with in-set gates and steps, terracing, wooded pathways and hedgerows demonstrate the history of horticulture and recreation in this area, and add significantly to its character. Visually, the western slope and wooded ridges of the hillside leading up to Spoutwells contain the views eastward out from Atholl Street.



*Figure 31 - Spoutwells House*



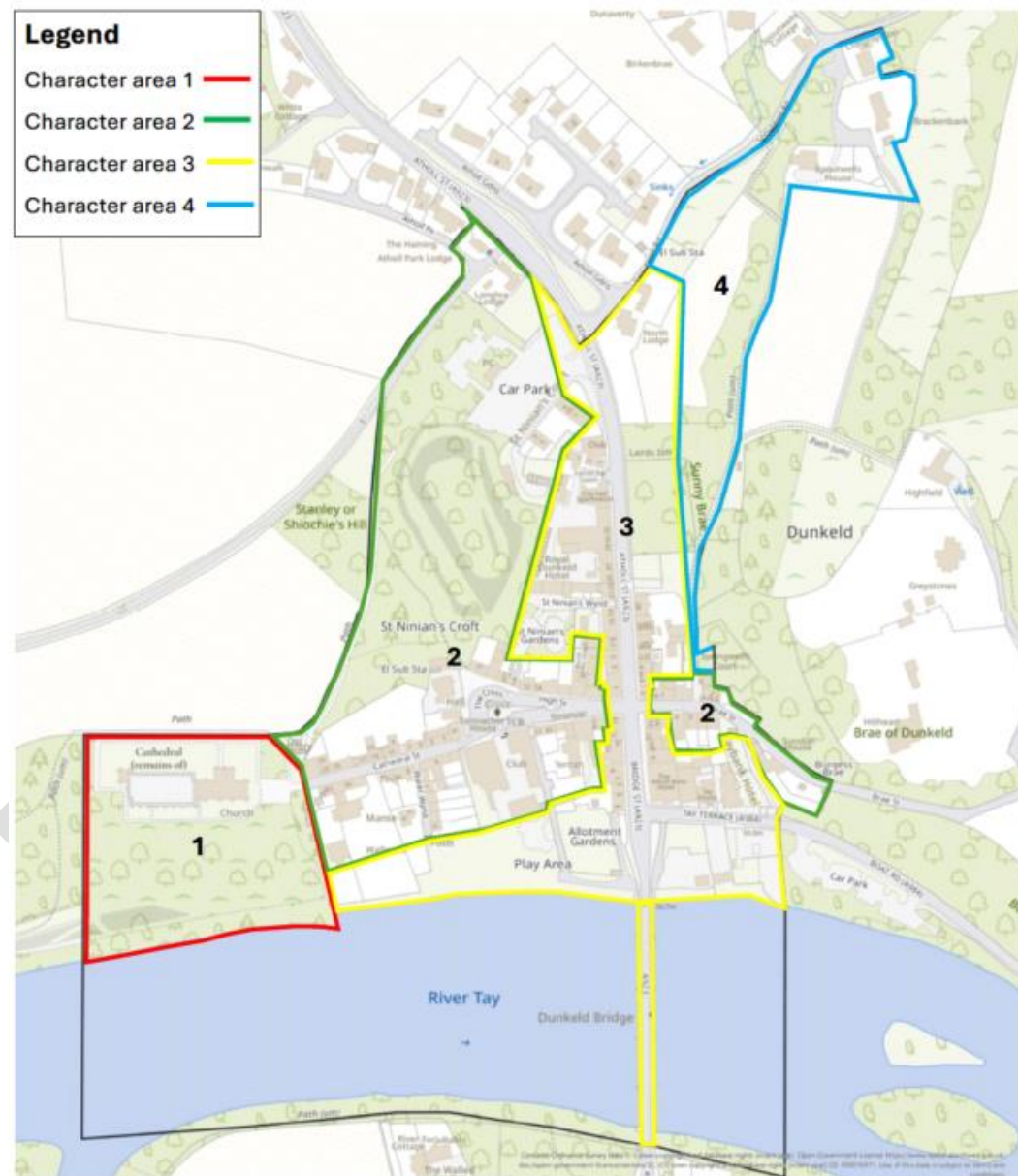


Figure 32 – Dunkeld Conservation Area – Character Areas



## 7. LISTED BUILDINGS

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- 7.1 Historic mapping shows that Dunkeld has altered very little in its built form since the construction of Dunkeld Bridge, although significant changes have been made to many of the buildings.
- 7.2 There are 61 Listed Buildings in total, Dunkeld Cathedral and Dunkeld Bridge are category A with the rest of the listed buildings in the conservation area listed as category B or C. Listed building status affords these buildings statutory protection to enable them to be protected for future generations.



*Figure 33 – Category B listed 11 The Cross*



*Figure 34 – Category B listed Rectory House, Cathedral Street*





Figure 35 – Category B listed Old Bakehouse, St Ninian's Wynd



Figure 37 – Category B listed 19 Bridge Street



Figure 36 – Category B listed Dunkeld Lodge, Atholl Street



Figure 38 – Category B listed Smithy, St Ninian's Wynd



## 8. UNLISTED BUILDINGS OF MERIT

- 8.1 Dunkeld has several unlisted historic properties and historic features within the conservation area boundary, which play an important role in its history and character.
- 8.2 The red telephone box adjacent to the Dunkeld Detachment – The Black Watch Battalion Army Cadet Force.



Figure 39 – K6 telephone box beside the Dunkeld Detachment in The Cross

- 8.3 The building at 20-26 Atholl Street on the eastern side is a generous two-storey sandstone building with traditional shopfronts at ground floor. The mansard roof with oversized dormers detracts from the streetscape, however, overall, the building makes a positive contribution to the character of Atholl Street.
- 8.4 The former Congregational Church Hall on Atholl Street, now commercial premises on the ground floor with flats above, makes a positive contribution to the character of Atholl Street.



Figure 40 - The former Congregational Church Hall on Atholl Street



- 8.5 Spoutwells House, located in the north-east of the conservation area, is a two-storey farmhouse of sandstone and slate roof. It makes a positive contribution to this part of the conservation area, appropriate to its semi-rural character, disconnected from the busy centre of Dunkeld.
- 8.6 Other non-designated structures which contribute to the character of the conservation area include historic street surfaces at the entrance to St Ninian's Wynd off Atholl Street, and at street frontages of a number of dwellings on Cathedral Street and The Cross.



*Figure 41 – Street frontage cobble along Cathedral Street*



*Figure 42- Historic surface entering St Ninian's Wynd*





## 9. THREATS TO THE CONSERVATION AREA

9.1 Dunkeld has two distinct types of architecture, the relatively homogenous vernacular terraces along Cathedral Street and The Cross and the more varied commercial buildings of Atholl Street. Most of the buildings in the conservation area are occupied and in good condition, but some are suffering from neglect or the consequences of inappropriate repairs. Threats to the architectural and townscape character of Dunkeld are presented by:

- Loss of architectural features such as chimneys, timber doors or windows and cast-iron rainwater goods
- Masonry repairs using cement rather than lime-based mortars or renders
- Visually prominent modern additions such as flues, pipework, solar panels, tv aerials and satellite dishes
- Loss of trees
- Lack of maintenance
- Poor signage including A-frame pavement advertisement
- Unsympathetic development, particularly in the Garden and Designed Landscape and open space along the river front
- The volume of traffic and parking for vehicles within the core of the conservation area
- Lack of off-street bin storage



Figure 44 - Visual clutter in front of the Category B listed Duchess Anne building, The Cross



# 10. MANAGEMENT PLAN

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10.1 The appraisal and management plan provides a framework for ongoing management of the conservation area. The key objectives are:

- To ensure the integrity of the conservation area is maintained.
- To prevent erosion of character through small scale change.
- To enable future evolution and change which will enhance the area's character and appearance.

10.2 Meeting these key objectives is contingent on the following requirements:

- Development must be in accordance with current local and national planning policy and supplementary guidance in relation to historic environment assets.
- Design, materials and detailing of works affecting the conservation area must be carefully considered in relation to the existing streetscape character and material palette.
- Development proposals should demonstrate a sustainable approach in relation to both use and materials.
- Adaptive reuse of buildings will be given positive consideration to address physical, visual and economic decline.

*"Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded"*  
Conservation Principles, Policies and Guidance ([historicengland.org.uk](http://historicengland.org.uk))

10.3 A combination of guidance, information and planning tools will be utilised to ensure positive management of the conservation area:

- Development proposals will be subject to consideration by the council's conservation officers at the pre-application and application stage, and advice provided as appropriate.
- The planning authority will signpost sources of additional specialist advice or grant funding where available.
- Article 4 Directions will be updated to bring certain classes of permitted development under planning control.
- The planning authority will seek to work with owners to assist in positive outcomes for buildings which are long-term vacant or in disrepair.
- The planning authority will work in partnership with bodies such as Historic Environment Scotland and Perth and Kinross Heritage Trust to facilitate conservation training for local contractors and property owners.
- The planning authority will work with property owners to address planning breaches and unauthorised works to buildings in the conservation area. Where possible the council's planning enforcement team will seek to resolve these without taking formal action, but it is recognised that this may be necessary in some cases. Any enforcement action will be taken in line with the adopted enforcement charter: [Planning enforcement - Perth & Kinross Council](#)

## Repair and Maintenance

- 10.4 Routine maintenance and care are the best means of preserving the character and appearance of buildings within a conservation area.
- 10.5 Failure to carry out regular maintenance can place a building at considerable risk and place a financial burden upon property owners if unattended problems lead to damage to the internal fabric such as wet or dry rot. Owners should carry out an annual survey of their property and undertake maintenance and repairs as necessary including gutter clearing, replacing broken or slipped slates, repointing and painting external timber and metal.
- 10.6 Repairs should be “like for like” using traditional materials such as lime mortar rather than cement. Roof repairs should be undertaken using lead and natural slate sourced to match the existing as closely as possible.
- 10.7 Traditional buildings were designed using vapour-permeable materials including stone, timber and lime. It is important to maintain ventilation and breathability to help preserve the existing fabric and internal air quality, preventing condensation and damp. Non-vapour permeable materials such as modern paints, cement mortar/ render and PIR insulation should be avoided.
- 10.8 Where there is evidence of damp, the source should be identified and addressed without the use of waterproof coatings or chemical damp proofing, which can cause more damage over time.

## New Development and Alterations to Existing Buildings

- 10.9 Advice on design is set out in the [Perth & Kinross Council Placemaking Guide](#).
- 10.10 Issues of particular importance to Dunkeld:
- Inappropriate rear extensions and clutter: Many buildings within the conservation area can be seen in the round. Therefore, extensions and the siting of utilities to the rear must be sensitive (in scale, materials and form) and respectful of the character of the wider conservation area.
  - Windows and doors: Given the small scale of most of the buildings in the conservation area, windows and doors are a substantial element contributing to their architectural character. Traditionally detailed timber sash and case windows and doors should be retained and repaired wherever possible, and reinstated where they have been lost.
  - Principal elevations to The Cross: These publicly visible elevations are particularly sensitive to change and should be protected from alterations and new additions such as rooflights, dormers, excessive signage or visual clutter (satellite dishes, CCTV, solar panels etc.).
  - Parking and traffic are an ongoing issue within the conservation area. Any new development should not contribute further to congestion within the conservation area.

## Trees

10.11 Under the Town and Country Planning (Scotland) Act 1997 the local planning authority must be given six weeks' notice of the intention to uproot, fell, lop or top trees. The planning authority will endeavour to discuss suitable management of the trees with the owner and consider serving a Tree Preservation Order where appropriate. Failure to give notice of works to trees will render owners liable to a fine not exceeding £20,000 per tree.

## Climate Change and the Historic Environment

10.12 "[Our Past Our Future](#)" is Scotland's national strategy for the historic environment 2023-2028. Priority 1 is the transition to net zero, and the role of the historic environment in achieving this.

10.13 The historic environment is a precious resource not just in terms of its cultural value, but also its embodied carbon and the potential to reuse and adapt buildings. Repairing existing buildings is a form of carbon capture and storage. Small-scale measures such as retaining and repairing existing doors and windows rather than replacing them with unsustainable new materials is the most environmentally conscious approach, contributing towards the transition to net zero.

10.14 In terms of adapting individual buildings to reduce heat loss and energy bills, some commonly used methods of improving energy efficiency are designed for buildings of modern construction and are not compatible with traditional (pre-1919) buildings. The use of non-vapour-permeable materials for insulation, for example, can result in a build-up of damp and condensation which can affect the building fabric and internal air quality.

Maintenance is the best means to ensure a historic building is as energy efficient as possible. Only once the building fabric is in good repair and basic measures have been undertaken such as improved internal insulation, draught proofing and energy reduction, should additional more expensive and intrusive energy efficiency measures such as solar panels or external insulation be considered.

10.15 Most external changes to a property in a conservation area will require planning permission. To meet the legal requirement to preserve the character and appearance of the area, applications will be assessed on the basis of their visual impact. Accordingly, as well as the cost and efficiency benefits of renewable energy measures, careful consideration should also be given to the potential impact on the historic interest of the building and area.

10.16 The policy outcomes of NPF4 Policy 7 in relation to the historic environment are as follows:

- The historic environment is valued, protected and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change.
- Redundant or neglected historic buildings are brought back into sustainable and productive uses.
- Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity.

10.17 Advice on energy efficiency and traditional buildings is available on the PKC climate strategy website: [Traditional Buildings and Climate Adaptation and Mitigation](#)



## Article 4 Direction

10.18 Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), the local planning authority can seek the approval of 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 potential adverse effects on the conservation area. An Article 4 Direction is not needed for most householder development, but it can be beneficial to provide an additional level of control, for example over development by statutory undertakers. The current Article 4 Direction for Dunkeld is outdated and it is considered that a revised Direction should be drafted for the approval of Scottish Ministers in order to support the conservation area designation. The draft Article 4 Direction is contained in Appendix 1.

## Advertisements

10.19 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 order 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 character of the conservation area. Usually, Regulation 11 advert controls are only approved in conservation areas.

10.20 The quality of commercial signage in Dunkeld is predominantly good, although there are some existing examples of particularly obtrusive or poorly designed signage which has significant and adverse visual impact on traditional shop fronts and the wider conservation area. Additional advertisement controls would be a useful development management tool and should therefore be drafted for consultation and Scottish Ministers' approval. The Dunkeld Conservation Area currently has a Regulation 11 advert control; however, this needs to be updated to reflect changes to legislation. Classes of permitted advertisement proposed for removal under Regulation 11 of the Control of Advertisements Regulations 1984 are shown in Appendix II.

## Monitoring and Review

10.21 As part of the current review a photographic record of the conservation area has been undertaken.

10.22 The conservation area will be monitored through regular visits by council officers in the course of the development management process, and liaison with amenity groups, interested parties and residents as necessary.

# 11. APPENDICES

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**APPENDIX 1 – DRAFT ARTICLE 4 DIRECTION**

**APPENDIX 2 – DRAFT REGULATION 11 ORDER**

**APPENDIX 3 – USEFUL INFORMATION**

DRAFT

# 12. APPENDIX 1 – DRAFT ARTICLE 4 DIRECTION

## **The Town and Country Planning (General Permitted Development) (Scotland) Order 1992**

### **Perth and Kinross Council (Restriction of Permitted Development) (Dunkeld Conservation Area) Direction 2025**

Perth and Kinross Council, in terms of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, Articles 4(1) and 6(1)(b) and of all other powers enabling them in that behalf, being satisfied that it is expedient to do so hereby directs as follows:-

1. This direction may be cited as the 'Perth and Kinross Council (Restriction of Permitted Development) (Dunkeld Conservation Area) Direction 2025'.
2. The Perth & Kinross Council (Restriction of Permitted Development) (Dunkeld) Direction 2011 is cancelled.
3. That all and any development comprising the classes set out immediately below should not be carried out within the area of land lying within Dunkeld Conservation Area *[outlined and]* hatched in red on the plan annexed and executed as relative hereto unless permission is granted on an application in that behalf, and therefore the permission granted by Article 3 of the said Order in respect of the said classes shall not apply.

**Class 3A** - The provision within the curtilage of a dwellinghouse of a building for any purpose incidental to the enjoyment of that dwellinghouse, or the alteration, maintenance or improvement of such a building;

**Class 7** - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;

**Class 7A** – Any alteration or replacement of an existing window;

**Class 9E** – The installation, alteration or replacement within [a qualifying parking area], of an electrical outlet mounted on a wall for recharging electric vehicles

**Class 9F** – The installation, alteration or replacement, within a qualifying parking area of –

- (a) An upstand with an electrical outlet mounted on it for recharging vehicles
- (b) Equipment (including equipment housing) necessary for the operation of such an upstand.

**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 33** – The carrying out of development, within their own district by a local authority;

**Class 38** - Water undertakings;

**Class 39** - Public gas transporters;

**Class 40** - Electricity undertakings;

**Class 43** - Universal service providers; and,

**Class 43A** - Sewerage undertakings.



Sealed with the seal of Perth and Kinross Council and subscribed for and on its behalf on the XX day of YYY TWO THOUSAND AND TWENTY-FIVE at PERTH

.....  
Legal Manager & Proper Officer  
Legal & Governance Services  
Perth and Kinross Council

### [Plan]

[To be added to the Plan]

This is the Plan referred to in the foregoing Perth and Kinross Council (Restriction of Permitted Development) (Dunkeld Conservation Area) Direction 2025

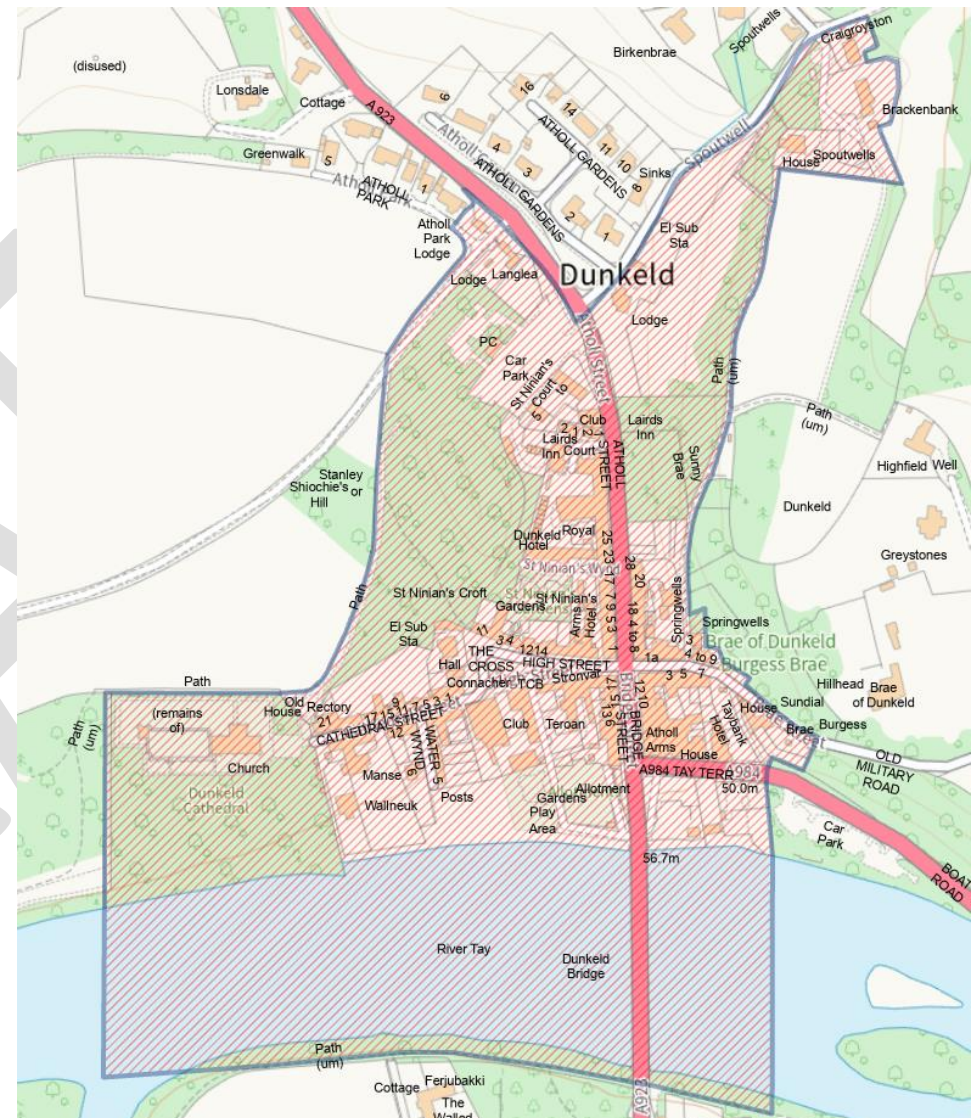


Figure 45 - Red hatch indicates area of proposed Article 4 Direction

# 13. APPENDIX 2 – DRAFT REGULATION 11 ORDER

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## The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984

### Perth and Kinross Council (Control of Advertisements) (Dunkeld Conservation Area) Direction 2025

The Scottish Ministers, in terms of The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, Regulations 11(1) and 32(1) and of all powers enabling them in that behalf, being satisfied upon representations made by Perth and Kinross Council as planning authority, hereby directs as follows:

1. This direction may be cited as the ‘Perth and Kinross Council (Control of Advertisements) (Dunkeld Conservation Area) Direction 2025’.
2. The Town and Country Planning (Control of Advertisements) (Comrie, Dunkeld and Muthill Conservation Areas) Direction 2011 is varied as follows:
  - (i) Delete the word ‘Dunkeld’ from the heading, from the first paragraph, from numbered paragraph 1, and from numbered paragraph 2; and
  - (ii) Delete the attached map for Dunkeld Conservation Area

3. That the display of advertisements falling under the classes set out immediately below should not be undertaken within the area of land lying within Dunkeld Conservation Area *[outlined and]* hatched in red on the plan annexed and executed as relative hereto without express consent, and therefore permission granted by Regulation 10 of the said Regulations in respect of the said classes shall not apply.

**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).

Sealed with the seal of Perth and Kinross Council and subscribed for  
and on its behalf on the XX day of YYY TWO THOUSAND AND  
TWENTY-FIVE at PERTH

.....  
Legal Manager & Proper Officer  
Legal & Governance Services  
Perth and Kinross Council

**[Plan]**

[To be added to the Plan]

This is the Plan referred to in the foregoing Perth and Kinross  
Council (Control of Advertisements) (Dunkeld Conservation Area)  
Direction 2025



# 14. APPENDIX 3 – USEFUL INFORMATION

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## Legislation and policy:

- [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997 \(legislation.gov.uk\)](https://www.legislation.gov.uk)
- [National Planning Framework | Transforming Planning](#)
- [Historic Environment Policy for Scotland | Historic Environment Scotland](#)
- [Development plan - Perth & Kinross Council \(pkc.gov.uk\)](https://www.pkc.gov.uk)

## Sources of advice:

- [Advice and Support | Historic Environment Scotland | History](#)
- [Making a planning application - Perth & Kinross Council \(pkc.gov.uk\)](https://www.pkc.gov.uk)
- [Heritage conservation - Perth & Kinross Council \(pkc.gov.uk\)](https://www.pkc.gov.uk)
- [Local Development Plan - Supplementary Guidance - Perth & Kinross Council \(pkc.gov.uk\)](https://www.pkc.gov.uk)
- [Traditional Buildings and Climate Adaptation and Mitigation \(pkclimateaction.co.uk\)](https://pkclimateaction.co.uk)

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