

# SPITTALFIELD CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Perth & Kinross Council – Consultation Draft August - September 2025



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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 recognises 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. Proposed 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 p30.



## SPITTALFIELD STATEMENT OF SIGNIFICANCE

1.10 Spittalfield Conservation Area derives its significance from its intact survival as a planned, mid-18th century weavers' estate settlement laid out around a village green. Spittalfield demonstrates a high consistency of historic built form facing on to the central green, which provides a distinctive setting.



*Figure 1. View across The Green from the north-east*

"Spittalfield was founded as a planned community built around a village green in 1766 with local people cleared from Redgole and farms round about and given new places to live and take up industry using flax weaving looms in their homes." (Black, The Heart of the Stormont, 2021)

1.11 The key positive characteristics which contribute to this significance are:

- The central green with its copper beech trees and chain fence
- The modest and consistent scale of houses
- The use of a material palette typical of the area and drawn from the local environment, giving a distinctive character
- The focal building, Muckle Hoose



*Figure 2. Muckle Hoose c.1920s.*

*Source: Black, The Heart of Stormont, 2021*

## LOCATION OF SPITTALFIELD

1.12 Spittalfield is situated in the northern part of Perthshire, Scotland, to the north of the river Tay, within the Parish of Caputh. The village is located between Caputh and Meikleour on the A984 road, 6 miles east of Dunkeld.

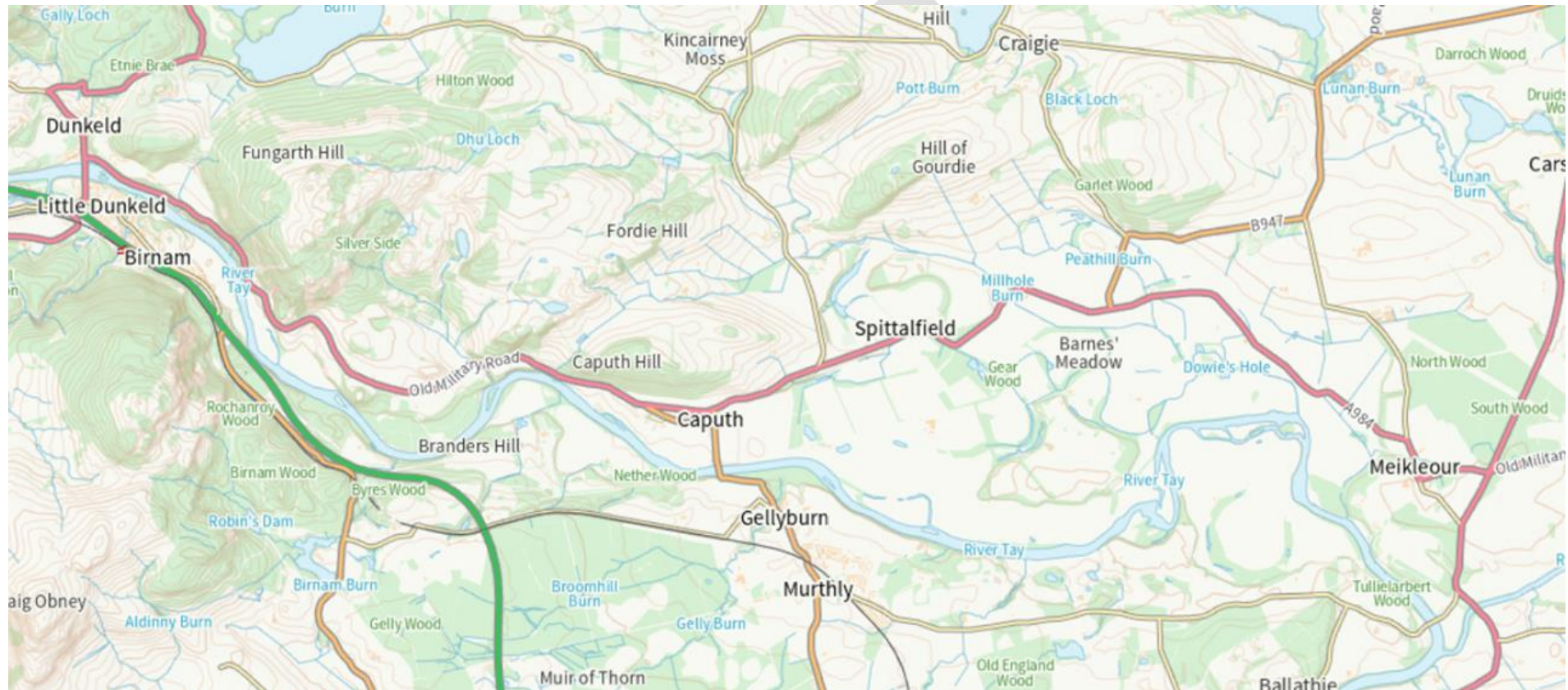


Figure 3. Spittalfield located between Caputh and Meikleour © Crown copyright and database rights (2025)



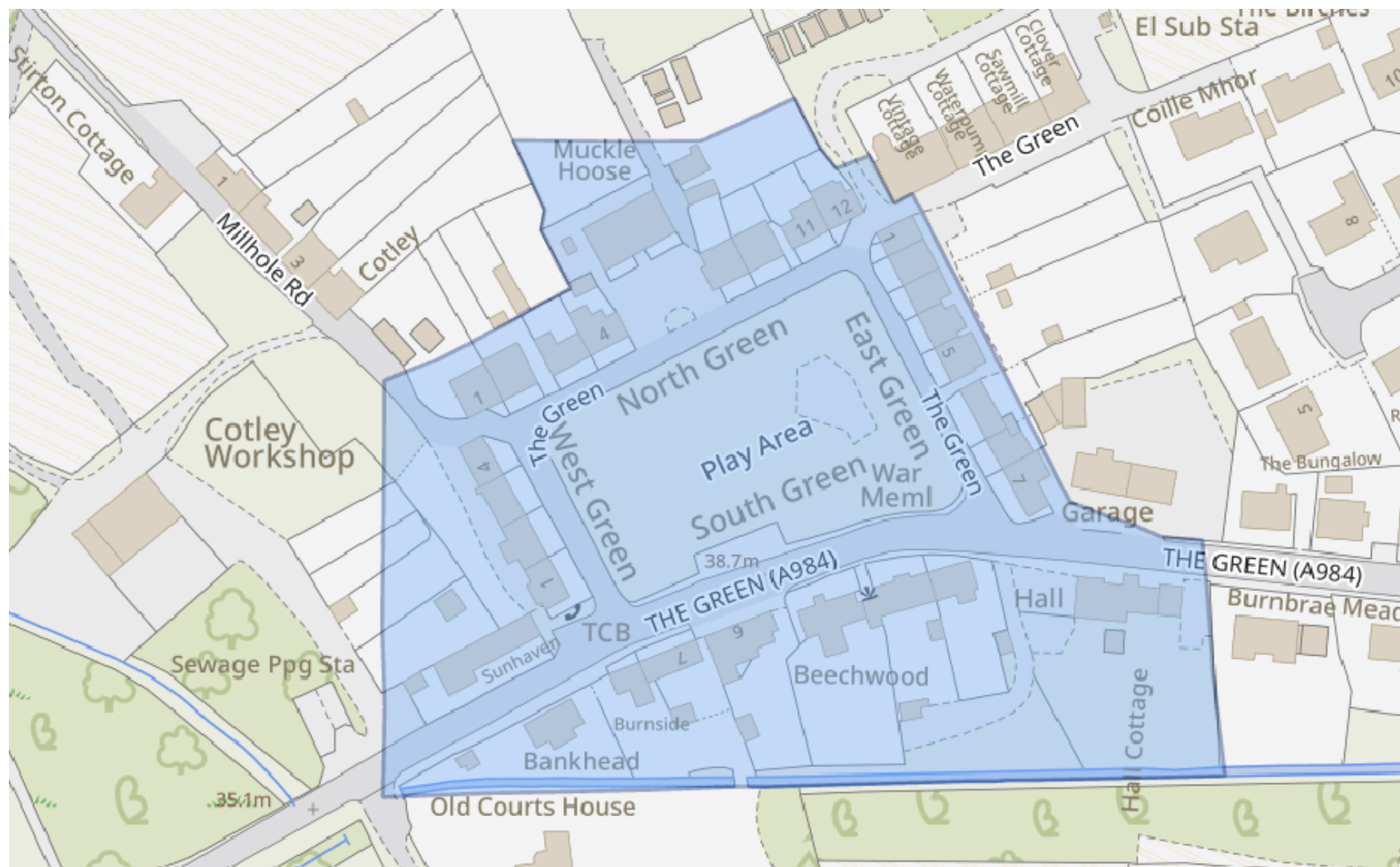


Figure 4 - Existing Spittalfield Conservation Area

## 2. ARCHAEOLOGY

be viewed online via [Pastmap](#).

- 2.1 The Spittalfield area is archaeologically significant, with a high concentration of designated and undesignated sites in proximity to the conservation area.
- 2.2 The settlement is on the route of an 18<sup>th</sup> century military road (Coupar Angus to Dunkeld Amulree Military Road). Given the route of this road, it is likely that it follows a historic Roman road.
- 2.3 There are scheduled monuments to the north and east, where there is evidence of prehistoric settlement.
- 2.4 The first century AD Roman fortress of Inchtuthill, also a scheduled monument, is located to the southeast of the village. This site – the only legionary fortress in Scotland – has been excavated in several phases since 1901, and later aerial survey and minor excavation/ metal detecting has revealed evidence of Roman activity in the wider area.
- 2.5 Delvine House, adjacent to Inchtuthill, is known to occupy the site of a medieval castle, adding to the rich cultural landscape of the wider area (Section 5.4.3.5 Perth & Kinross Archaeological Research Framework).
- 2.6 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. Information on non-designated monuments and archaeology can be found in the Perth and Kinross Historic Environment Record (HER). Enquiries should be directed to the HER Officer at [Perth & Kinross Heritage Trust](#). Information from the HER can





### 3. SETTLEMENT DEVELOPMENT

- 3.1 Prior to the development of Spittalfield village, there is no known development of the site. The etymology of the name Spittalfield most likely derives from the Middle English word “spital”, meaning hospital. It is unknown whether there is a connection to Spittallfields, London which was built to house persecuted French Huguenot weavers in 17<sup>th</sup> century.



Figure 5 - Common Flax (*Linum usitatissimum*)  
Source: Aberdeen Art Gallery & Museums Collection

- 3.2 Following the Jacobite rising of 1745, linen weaving became a major industry in rural Scotland. Weaving was a way to relieve hardship among rural communities and provide material for army uniforms. It gave farmers a financial incentive to grow flax as raw material for the industry.
- 3.3 Spittalfield was built during the height of the spinning era in 1765 by John Mackenzie II, the Laird of Delvine. It is believed that local people were cleared from the village of Redgole and surrounding farms and given a place to live in the new planned village, with spinning the main means of employment.



Figure 6. Excerpt showing the early layout of Spittalfield  
Source: The Counties of Perth and Clackmannan. James Stobie 1775-1804. National Library of Scotland [The counties of Perth and Clackmannan - Maps of Scotland](#)

- 3.4 The West Row properties were the first part of the village to be built and originally consisted of two sets of semi-detached single-storey cottages. By 1775 the general layout of Spittalfield had emerged, as seen on the James Stobie map (Figure 6), indicating the east and west rows as well as the Muckle Hoose set back from the Green.



Figure 7. First edition OS Six Inch 1867, surveyed 1864 showing expansion of Spittalfield to the north and east.  
Source: National Library of Scotland: [Ordnance Survey Maps - \(nls.uk\)](https://nls.uk)

## 4. MOVEMENT & STREET PATTERN

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- 4.1 The settlement is located on the A984, a historic military road and the principal route linking to the A9 and nearby larger settlements.
- 4.2 The vehicular route around The Green provides access to the cottages. Beyond West Green, Millhole Road runs in a northerly direction, and contains further eighteenth and nineteenth century terraced cottages of similar size and characteristics to those on The Green.
- 4.3 A secondary route to the northeast of The Green (currently outside the conservation area boundary) forms a circuit around a terrace of 19th century cottages.
- 4.4 The formal street pattern of The Green indicates its planned nature. Moving away from The Green in all directions the urban grain is less structured with larger gardens and more informal green space. The 1993 residential development to the east remains visually discrete from the conservation area, avoiding any adverse impact on its setting and established street pattern.



*Figure 8. Vehicular route around The Green*



## 5. TREES & OPEN SPACE

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- 5.1 The village green is the defining attribute of Spittalfield Conservation Area, and trees play a significant role in the character of the village past and present.



*Figure 9. Birch and cherry trees to the northwest of the conservation area.*

- 5.2 Copper beech were planted on the green when the settlement was first built, and mature beech trees still dominate this space. Groups of mature trees of native species are present within and around the conservation area as indicated on p25, with areas of designated ancient woodland to the north and east contributing to the character of the rural setting.
- 5.3 Under planning legislation any proposals to fell, lop or top trees within the conservation area must be notified to the local planning authority. Works to trees should be carefully considered to avoid a negative impact on the appearance of the area.
- 5.4 The small, private front gardens around The Green are generally attractive and well-maintained, with a variety of formal and informal planting adding colour and interest to the streetscape. Public realm features of note include the memorial to the south of The Green and an adjacent milestone of unknown date. A historic water pump to the north-east of the existing conservation area boundary may have been moved from its original location.

- 5.5 Ill-considered or poor-quality street furniture detracts from the character and appearance of the conservation area. The bus stop and play area are particularly prominent in Spittalfield, and more sensitive designs and materials should be considered in future. A more bespoke approach has been taken to lighting around The Green, with Victorian style lamp standards which are of an appropriate scale in relation to the cottages.



*Figure 10. Unsympathetic play equipment within The Green*



## 6. LISTED BUILDINGS

- 6.1 Historic mapping shows that Spittalfield has altered very little in its built form over time, although significant changes have been made to many of the buildings. The Glendelvine Estate colour (blue) is still apparent on many cottages around The Green (Fig. 11).



Figure 11. A front door painted in the Glendelvine Estate blue

- 6.2 There are 23 Listed Buildings in total, all category B or C. Listed building status affords these buildings statutory protection to enable them to be protected for future generations.
- 6.3 The single-storey terraced cottages along the north and eastern edge of The Green are of an understated, vernacular design, constructed of rubble with slated roofs. The cottages which sit either side of the Muckle Hoose were originally symmetrical, but door and window alterations have since been made. Cottages to the north-eastern edge have also had dormers added, altering the roof symmetry.



Figure 12. Cottage on the eastern side of The Green



- 6.4 The Muckle Hoose is a landmark building within the conservation area. It sits centrally along the northern edge of the green, set back from the cottages. It is a 2-storey red rubble block, with a steeply hipped roof. Dating to 1767, the Muckle Hoose is 5 windows wide with 2 symmetrical brick chimneys. It currently contains 4 residential properties, but its original use is unclear. It may have been built as residential (Black, A Neat Settlement of Weavers, 2010), although it has also been described as a “warehouse used for merchandising and the finishing process” (Butt, 1967).



*Figure 13. Muckle Hoose, a focal building within the conservation area*

- 6.5 The cottage at the southern end of East Green has been subject to significant alterations including flat-roofed dormers and a timber porch. While it remains within the conservation area, it is not listed.
- 6.6 The terraced cottages on West Green are of two stories. Previously converted to flats, their entrances were at the front for the ground floor and the rear for the upper. Although no longer divided in this way, evidence of the outside stone stairs remains. Alterations have been made over time, including the addition of catslide dormers.



*Figure 14. Terraced two-storey cottages on West Green*

- 6.7 On the south side of the main road, the buildings are later, dating to the 19<sup>th</sup> century. This southern edge of the conservation area was historically non-residential in character, featuring a school, bakery and hall, although the buildings have since largely been converted to residential use.



*Figure 15. The Category C listed café*

- 6.8 The ground floor of the central, category C listed block contains a café which is open on a seasonal basis.

- 6.9 The white render of Beechwood House makes it particularly prominent, along with the original iron railings to the front boundary.



*Figure 16. Beechwood House*



- 6.10 The picturesque former school building, dating to the late 1840's, was converted to residential use in 1937 and extended, but retains much of its original character.



*Figure 17. Former school building*

- 6.11 Other designated structures which contribute to the character of the conservation area include a listed telephone kiosk at the southern end of West Green, and the chain fencing surrounding The Green.



*Figure 18. Category B listed K6 telephone kiosk*



*Figure 19. Category C listed post and chain fence around The Green*



## 7. UNLISTED BUILDINGS OF MERIT

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- 7.1 Spittalfield has a number of unlisted historic properties both within and outside the current conservation area boundary, which play an important role in its history and character.

### HALL COTTAGE

- 7.2 Hall Cottage is a substantial two-storey stone building located on the eastern approach into the conservation area. The building was once the village hall; however, it is now a mix of residential and community space. The hall makes a positive contribution to the conservation area in terms of its architectural character and historic interest.

### GARAGE

- 7.3 Located opposite Hall Cottage, the garage is a single-storey stone structure with a gable roof. The built form and materials match those of the listed cottages around The Green. The frontage is set back from the road, allowing views across The Green on the approach into the village from the east.



*Figure 20. Hall Cottage (former village hall)*

## MILLHOLE ROAD

- 7.4 Several cottages along Millhole Road, running north from the Green, make a positive contribution to the character of the conservation area. Historic mapping dates these cottages to before 1864. The Millhole Road cottages follow the architectural form of the earlier one and a half storey cottages along East Green. The only significant difference is two of the Millhole Road cottages have a white render finish, which may be a later addition.



*Figure 21. Cottages along Millhole Road*

- 7.5 The rear gardens of the Millhole Road cottages extend to the rear of 1-4 North Green and provide an attractive setting to the cottages, especially when viewed from The Green.

- 7.6 Also on Millhole Road is a shed of vertical timber, with a corrugated metal roof and stone slab floor. Although it is in a dilapidated condition, this vernacular outbuilding contributes to the historic character of the village.



*Figure 22. Vernacular outbuilding on Millhole Road*

## COTTAGES TO THE NORTH-EAST OF THE GREEN

- 7.7 To the north-east of The Green, accessed by an unsurfaced road, are four pre-1864 red sandstone cottages (Vintage Cottage, Waterpump Cottage, Sawmill Cottage and Clover Cottage). To the rear of these cottages is a communal green area with a group of modest timber-clad storage sheds, which are sympathetic to the character of the area. These cottages, along with their rear gardens, make a positive contribution to the overall architectural and historic character of the conservation area.



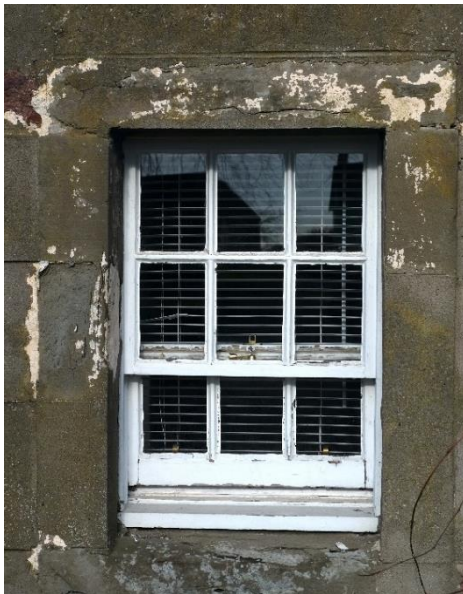
*Figure 23. Cottages to the north-east of The Green*



## 8. DESIGN & MATERIALS

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- 8.1 The predominant architectural character of the village is of terraced cottages constructed of coursed red sandstone rubble, with shallow-pitched Scottish slate roofs laid in diminishing courses.
- 8.2 The cottage frontages have a central, vertically-boarded timber door with a window on either side. The two-storey cottages on West Green have 3 windows at first floor. Windows are multi-pane sash and case of varying designs. The windows at the Muckle Hoose are an unusual six-over-three configuration.



*Figure 24. Muckle Hoose six-over-three window configuration*

- 8.3 While some of the regularly spaced chimney stacks and clay cans have been lost, the majority remain in situ and are an important streetscape feature, punctuating the roofline of the terraced cottages.



*Figure 25. Centrally located vertically-boarded door with timber windows either side*

## 9. BOUNDARY TREATMENTS

- 9.1 Boundary treatments including low stone walls, metal railings and hedges, are an important element of the conservation area. The consistency of boundary treatments within Spittalfield makes a positive contribution to the character of the conservation area.
- 9.2 Several of the historic timber boundary treatments of Spittalfield remain. These low timber fences are of a “hit and miss” design with alternating picket heights.



*Figure 26. Historic front boundary treatment*

- 9.3 The chain fencing that surrounds the green and original nineteenth century railings with spear and iron finials are still in place along parts of the southern edge of The Green. Although much of the picket fencing has been replaced, there are still elements of it left, and some replacements that adhere to the style. The earliest representation of the fencing is from the beginning of the twentieth century.



*Figure 27. Historic railings with spear and iron finials*

- 9.4 Changes to the character and appearance of boundary treatments can have a negative effect on the character of the conservation area and/or listed building. This can occur through loss of historic features or new works that do not reflect positively in terms of their location, design, size, height, or materials.



## 10. GATEWAYS & VIEWS

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- 10.1 The A984 runs along the southern edge of The Green. This is the principal gateway into the village from the east and west and provides clear views into and through the conservation area.



*Figure 28. Entrance into the conservation area from the east*

- 10.2 The gateway into the conservation area from the west is somewhat compromised by an accumulation of non-traditional timber boundary fences, bins, concrete hardstanding and outbuildings.

- 10.3 Key views of the planned village are from entrance points at each corner of The Green, and of the memorial from the south with the Muckle Hoose and beech trees of The Green as a backdrop.



*Figure 29. View across The Green taking in the memorial and Muckle Hoose*



- 10.4 Views north and south on Millhole Road encompass the more informal pattern of development, mature trees and soft landscaping north of The Green. Glimpsed views of Glendelvine House can be seen here to the north-east.



*Figure 30. View across The Green*

- 10.5 The surrounding topography is largely flat, and Spittalfield is not therefore a prominent feature of more distant views from the surrounding area. However, the existing mature woodland on rising ground to the north forms an attractive backdrop in views out.



*Figure 31. View south from Millhole Road to the rear of the two-storey terraces on the West Green*

## Spittalfield Conservation Area



Figure 32 - Townscape Analysis

# 11. THREATS TO THE CONSERVATION AREA

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11.1 Spitalfield has a relatively homogenous architectural character, which is particularly vulnerable to erosion from poor quality or badly designed alterations and additions. 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 Spitalfield are presented by:

- Loss of architectural features such as chimneys, timber doors or windows and cast-iron rainwater goods
- Poorly designed or sited extensions
- 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 and soft landscaping
- Poor quality modern boundary treatments
- Loss or neglect of historic ancillary structures
- Lack of maintenance



# 12. MANAGEMENT PLAN

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12.1 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.

12.2 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.

12.3 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

- 12.4 Routine maintenance and care are the best means of preserving the character and appearance of buildings within a conservation area.
- 12.5 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.
- 12.6 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.
- 12.7 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.
- 12.8 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

12.9 Advice on design is set out in the Perth & Kinross Council Placemaking Guide

12.10 Issues of particular importance to Spittalfield:

- 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 Green: These publicly visible elevations are particularly sensitive to change, and should be protected from alterations and new additions such as dormers, porches or visual clutter (satellite dishes, solar panels etc.)

## Street Furniture

- 12.11 The existing bus stop and play equipment on The Green utilise standard designs and materials, and detract from the quality and interest of the streetscape. When these are scheduled to be replaced, bespoke designs should be considered using high quality, natural materials to better complement the conservation area setting.

## Trees

- 12.12 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

- 12.13 "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.
- 12.14 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.
- 12.15 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.
- 12.16 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.

12.17 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.

12.18 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

12.19 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 Spittalfield 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 2.

## Advertisements

12.20 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.

12.21 The quality of commercial signage in Spitalfield is predominantly good, although there are some existing examples of poorly designed signage which have an adverse visual impact on the wider conservation area. The Spitalfield 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 3.

## **Monitoring and Review**

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

12.23 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.

## 13. BOUNDARY REFINEMENT

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- 13.1 The original conservation area boundary was designated in 1972 by Perth and Kinross Council.
- 13.2 Administrative changes are proposed to the rear of properties around the Green to ensure the entire property curtilage is included. Some of these changes are also required to avoid property boundaries being bisected by the conservation area boundary.
- 13.3 Two sets of terraced cottages outwith the existing conservation area boundary have been identified as making a positive contribution to the character and appearance of the conservation area. Although unlisted, these 18th and 19th century cottages are of a similar architectural character to the cottages around The Green, and are considered to merit protection through conservation area designation.
- 13.4 It is proposed to amend the boundary to incorporate these cottages and additional communal green space and private garden ground, in order to protect the setting of the listed buildings and the contribution this makes to the special interest of the area. Further analysis of the proposed boundary changes are in Appendix 1.



# 14. APPENDICES

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**APPENDIX 1 – BOUNDARY REVIEW**

**APPENDIX 2 – DRAFT ARTICLE 4 DIRECTION**

**APPENDIX 3 – DRAFT REGULATION 11 ORDER**

**APPENDIX 4 – USEFUL INFORMATION**

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# 15. APPENDIX 1 – BOUNDARY REVIEW

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## Area 1: Property boundary refinement

- 15.1 This boundary amendment is proposed to better represent the rear property line of the listed buildings along West Green and the listed buildings 1-4 (inclusive) North Green. This refinement of the boundary also incorporates communal green space, private garden ground and a collection of mature birch and cherry trees. This proposed boundary refinement will protect the setting of the listed buildings and the contribution this green space makes to the special interest of the area.

## Area 2: Addition

- 15.2 Through review of the existing conservation area boundary and historic map regression, the cottages to the north of West Green are proposed for inclusion in the Spittalfield Conservation Area. Stirton Cottage and numbers 1-4 (inclusive) Millhole Road are first noted on the 1864 OS map. This row of cottages appears to be an extension to the initial late 18th century development and follows the simple architectural forms and materiality of the earlier development of Spittalfield. The addition of these cottages would make a positive contribution to the character and appearance of the Spittalfield Conservation Area.

## Area 3: Property boundary refinement

- 15.3 This boundary amendment is proposed to better represent the rear property line of the listed buildings along North Green, including Muckle Hoose. This refinement of the boundary also incorporates communal green space and private garden ground, to protect the setting of the listed buildings and the contribution this makes to the special interest of the area.

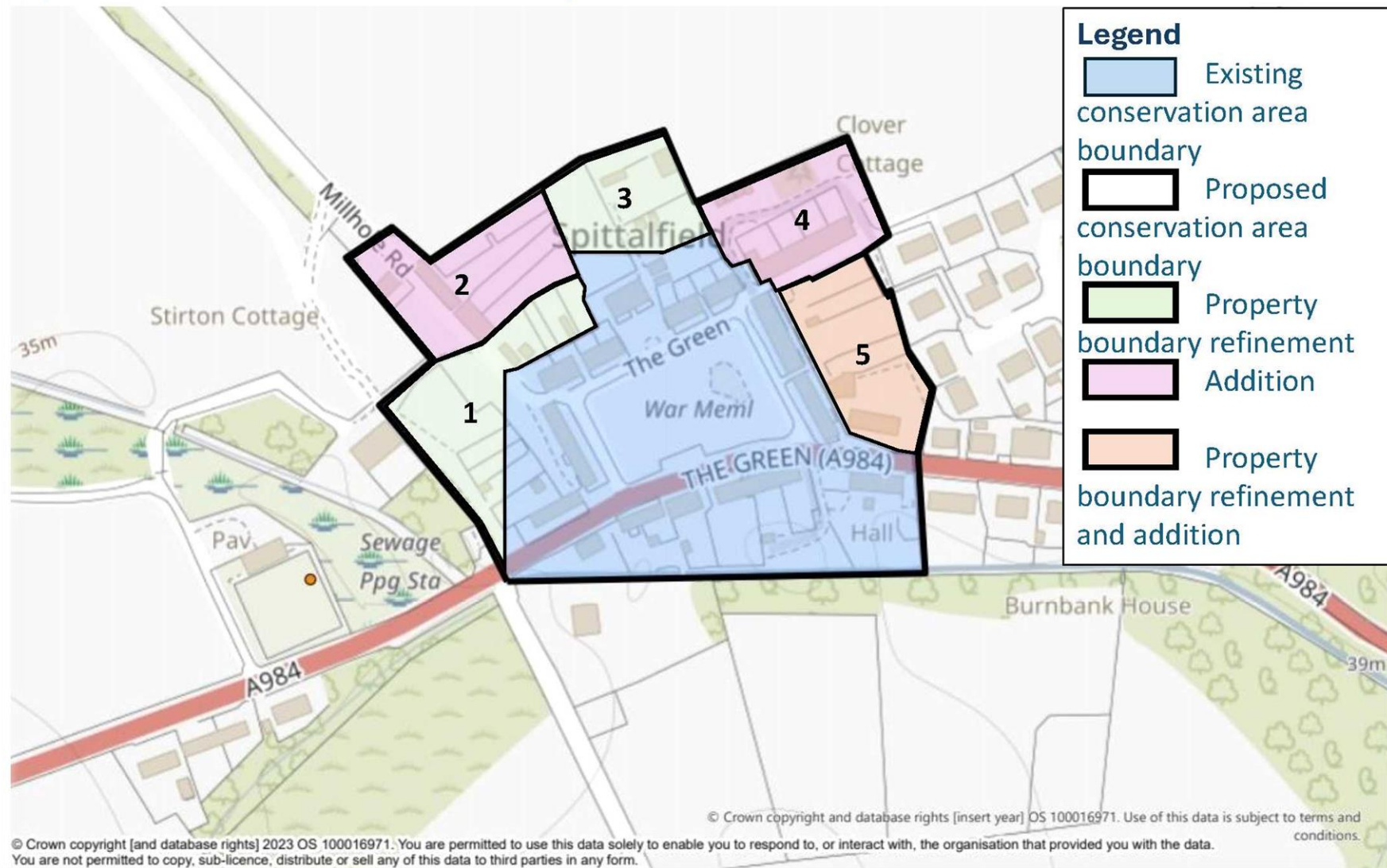
## Area 4: Addition

- 15.4 This proposed addition contains four cottages first noted on the 1864 OS Map (Vintage Cottage, Waterpump Cottage, Sawmill Cottage and Clover Cottage). These cottages follow the simple domestic architectural form and materials of the cottages surrounding The Green and would make a positive contribution to the character and appearance of the conservation area.

## Area 5: Property boundary refinement and addition

- 15.5 This boundary amendment is proposed to better represent the rear property line of the listed buildings along East Green. The boundary amendment also encompasses the garage workshop (first noted on the 1864 OS Map) located behind 7 East Green and fronting onto the A984. By including the garage workshop within the conservation area, the approach into the conservation area from the east will be protected. The historic garage building is considered to make a positive contribution to the character and appearance of the area.

## Spittalfield Conservation Area **Boundary Revision**





# 16. APPENDIX 2 – DRAFT ARTICLE 4 DIRECTION

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

### **Perth and Kinross Council (Restriction of Permitted Development) (Spittalfield 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) (Spittalfield Conservation Area) Direction 2025’.
2. The Town and Country Planning (General Development) (Spittalfield Conservation Area) Direction 1985 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 Spittalfield 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) (Spittalfield Conservation Area) Direction 2025

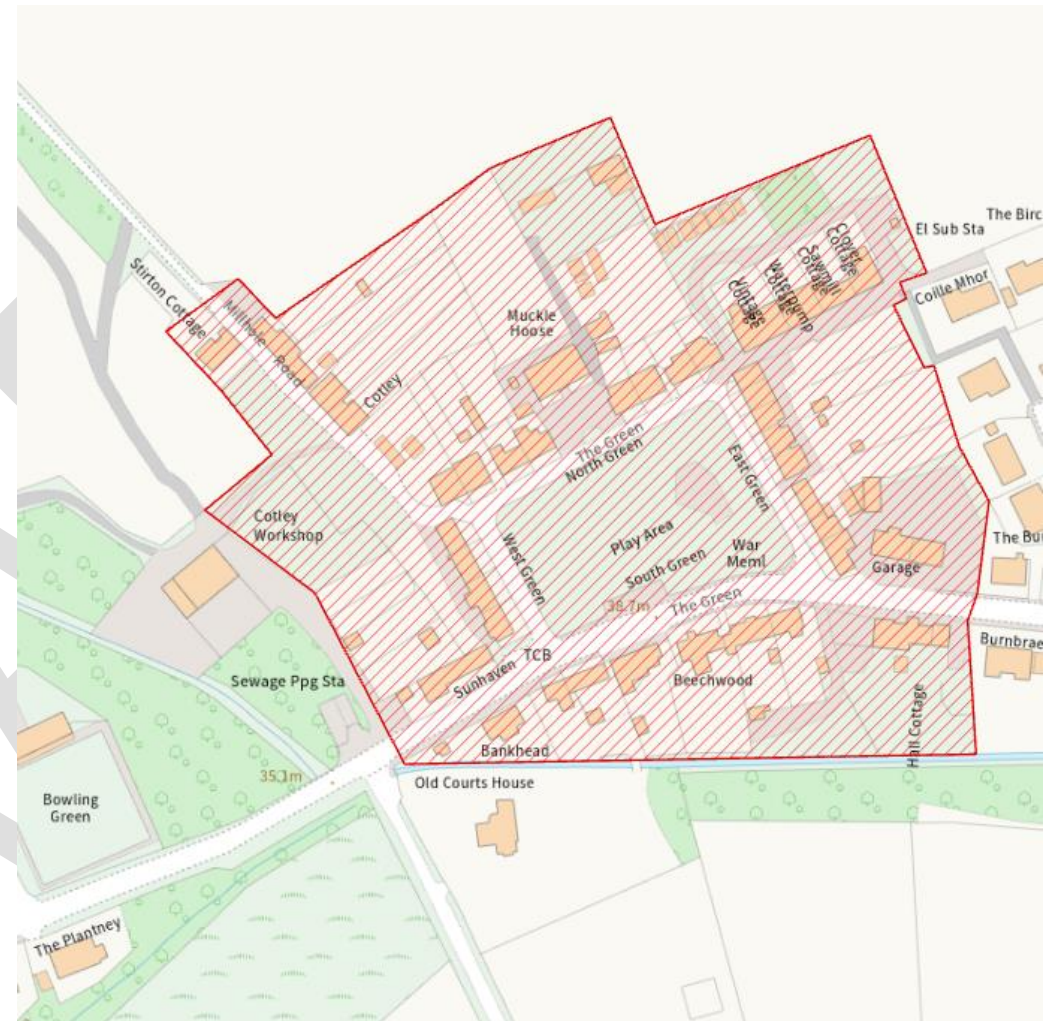


Figure33 – Red hatch indicates area to be covered by the proposed Article 4 Direction and Regulation 11

# 17. APPENDIX 3 – 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) (Spittalfield 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) (Spittalfield Conservation Area) Direction 2025’.
2. The Town and Country Planning (Control of Advertisements) (Comrie, Fortingall, Kenmore, Muthill, Perth and Spittalfield Conservation Areas) Direction 1992 is varied as follows:
  - (i) Delete the words ‘and Spittalfield’ from the heading, from the first paragraph, from numbered paragraph 1, and from numbered paragraph 2; and
  - (ii) Delete the attached map for Spittalfield Conservation Area such that Spittalfield Conservation Area is no longer part of the said 1992 Direction.

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 Spittalfield 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) (Spittalfield Conservation Area) Direction 2025

# 18. APPENDIX 4 – USEFUL INFORMATION

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## Legislation and policy:

- [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997 \(legislation.gov.uk\)](https://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://pkc.gov.uk)

## Sources of advice:

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

#### CONTACT

For general conservation issues:

Perth & Kinross Council

Pullar House PH1 5GD

**email:** [DevelopmentManagement@pkc.gov.uk](mailto:DevelopmentManagement@pkc.gov.uk)

