



From mountain to sea

Crovie

Conservation Area Management Plan

August 2018

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1 Introduction

1.1 What is a conservation area?

Conservation areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides the current legislative framework for the designation of conservation areas. A conservation area is defined as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

All planning authorities are required by the Act to determine which parts of their area merit conservation area status. Aberdeenshire currently has over 40 conservation areas varying in character from central Stonehaven to the small coastal settlement of Pennan.

1.2 What is the purpose of a Conservation Area Management Plan?

Following the formal designation of Crovie as a conservation area in 1974, a Design Guide was produced by the old Banff and Buchan District Council; however some of the guidance therein is now superseded by the 1997 Act and its associated amendments therefore the Crovie Conservation Area Management Plan has now been produced. This document is designed to act as a supportive document to the Crovie Conservation Area Appraisal.

The Conservation Area Appraisal set out to identify what was considered to be significant about the townscape qualities of Crovie and also the problems identified within the settlement. The Conservation Area Management Plan builds on this, identifying the need to preserve original architectural detailing and setting down standards for repair and enhancement works. Measures are also set out for encouraging sensitive development within the conservation area and suggestions for the enhancement of the public realm.

This document is intended to be of value in providing guidance to property owners on the ongoing care of their properties; to their agents on how historic buildings may be sensitively altered; to contractors in providing guidance on the expected standard of workmanship; to developers when considering to invest in projects and to Planning Officers in the assessment of development that falls within the boundary of the Crovie Conservation Area.

1.3 Why did Crovie become a Conservation Area?

Works to rehabilitate many of the houses severely damaged by the storm and those already of poor condition, went further than their simple repair and upgrade to living standards. Many took the opportunity to remodel their dilapidated cottages to provide more space for increased accommodation and to insert more desirable features.

A survey by the Historic Buildings Council recognised the historic architectural merit of buildings forming the settlement and the threat posed by development which resulted in the designated Category B group listing of all built structures of the settlement in 1972.

Such was the special character of Crovie, its layout bound by the coastline and arrangement of cottages dictated by exposure, its ruins and open spaces and their relationship to the cottages and the traditional construction methods and materials dictating their scale and form, all contributed to its conservation area designation in 1974, later upgraded to “special” conservation area status given its national importance in 1976.

2 Policy Context

2.1 Statutory Powers and Policies

Applications for any form of development or redevelopment will be considered on their own individual merits having regard to the most up to date Aberdeen City & Shire Strategic Development Plan, Aberdeenshire Local Development Plan and any other supplementary documents produced by the local authority. Aberdeenshire Local Development Plan policy: protecting historic and cultural areas, supports the third outcome from Scottish Planning Policy 2014 (SPP): Creating a natural, resilient place, which seeks to protect and enhance cultural assets, and facilitate their sustainable use. It also contributes to delivering the National Planning Framework 3 (NPF3), which recognises that the historic environment is an important part of Scotland's cultural identity and regards it as an essential contributor to our well-being and is an economic opportunity.

2.2 General Policy

Protecting and improving the historic environment is important to the distinctiveness and sense of place within Aberdeenshire. Local history helps create a clear identity for the area and strengthens connections between people and places. We recognise the importance of the historic environment to the character of the area to the quality of life of the people who live here. We also recognise that it is an economic asset to the area. We want to maintain and strengthen our commitment to protecting and making sustainable use of the historic environment, both by putting the Aberdeenshire Historic Environment Strategy into practice and in the way we manage development.

<https://www.aberdeenshire.gov.uk/media/6346/historicenvironmentstrategy.pdf>

2.3 Conservation Areas

Within the conservation area it will be the policy of Aberdeenshire Council to protect or preserve, through development management, all those buildings, views and other aspects of the environment that make up the character of Crovie.

The following considerations for design will be applied in the determination of any future planning applications located within the conservation area:-

The position of the building on its site will be determined by its relationship with adjoining buildings and/or open space. The mass of the building shall be to scale and harmony with the adjoining buildings and the wider area as a whole.

The design of the building shall be such that the proportions of the parts relate to each other and are appropriate to the adjoining buildings. The highest possible standard of professional design will be required wherever new buildings and alterations to existing buildings are permitted.

In certain exceptional cases normal planning standards may be relaxed in order to achieve the best visual results.

The design, scale, layout, siting and materials used in development within the conservation area must be of the highest quality and respect the individual characteristics for which the conservation area was designated. All details must be provided under the cover of a full application.

We will not allow development, including change of use or demolition that would not preserve or enhance the character or appearance of a conservation area. This applies both to developments within the conservation area and proposals out-with that would affect its setting.

Conservation areas form an important physical record of the architectural development and historical growth of an area. They are an irreplaceable cultural and economic resource that contributes to the distinctive character and unique quality of Aberdeenshire and therefore must be protected.

2.4 Listed Buildings

We will protect all listed buildings contained on the statutory list of Buildings of Special Architectural or Historic Interest for Aberdeenshire. We will encourage their protection, maintenance, enhancement, appropriate active use and conservation. We will not allow development that would have a negative effect on the character, integrity or setting of listed buildings.

The following considerations for design will be applied in the determination of any future planning applications affecting listed buildings:-

Alterations to listed buildings will only be permitted if they are of the highest quality, and respect the original structure in terms of setting, scale, design and materials.

Listed building consent is required if an applicant seeks to demolish, extend, or alter internally or externally a listed building, regardless of whether or not planning permission is required.

Repair and maintenance may not require listed building consent if the works are carried out on a like for like basis replicating the same materials, design, construction, means of fixing and material finish of the existing architectural element. Where manufacture of the element has ceased or can no longer be sourced then an alternative may need to be considered.

A modern technical intervention or method of construction may improve the performance of a traditional detail but it may also result in loss of character or have a negative impact to adjacent traditional details.

Applicants are advised to check with the Planning Authority in advance of planning any proposed works.

Listed building policy supports the protection and improvement of historic buildings, but it is explicit in not allowing development proposals that would have a negative effect on their character or setting.

3 Conservation Area Management Plan

3.1 Crovie Conservation Area Planning Advice

When effectively managed, conservation areas can; anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. The challenge is to ensure that all new developments respect, enhance and have a positive impact on the area.

The advice notes detailed below seek to provide specific advice to ensure that any future development compliments or enhances the wider character of the Crovie Conservation Area.

3.1.1 *Planning Permission in Principle*

Planning permission in principle will rarely provide the level of detail required to assess whether the proposal will have a detrimental impact on the character of a conservation area. The local authority will not accept outline consents for large residential or commercial developments without an understanding or realistic assessment of whether they can be accommodated sensitively within the setting of the area. The submission of a design statement will aid the assessment and consideration of proposals in outline and can be used to inform the preparation of planning conditions. Appropriate conditions will be used to provide confidence that the desired level of quality can be secured.

3.1.2 *Conservation Area Consent*

An application for Conservation Area Consent will be required for the demolition of any unlisted building located within the Crovie Conservation Area, over 115 cubic metres, and should include supporting information as per the Conservation Area Consent Guidance Note available;

<https://www.eplanning.scot/ePlanningClient/CustomPages/PaperForm.aspx?formID=15>

To help the planning authority to consider your application effectively and efficiently, this should set out a clear case for demolishing the building.

Detailed plans for an acceptable replacement building will need to be provided before the planning authority will grant Conservation Area Consent for demolition, particularly if the building you want to demolish is of architectural value, either in itself or as part of a group, or is on an important site in the conservation area.

Conservation Area Consent does not cover listed buildings. Also, Section 67(1) of the Planning (Listed Building and Conservation Areas)(Scotland) Act 1997 does not cover demolishing a church, a scheduled monument or any building in certain categories which the Scottish Ministers decide do not need conservation area consent. Check with the Planning Authority.

3.1.3 *Design Guidance and Detailed Planning Advice*

The following guidance is based on the findings of the comprehensive audit of the settlement undertaken for the conservation area character appraisal.

The audit took into account the significance of surviving elements of historic fabric; levels of authenticity; where change had occurred; negative features; and any recurring problems.

Roofs

The roofs of Crovie are mostly of both clay pantile type and slate with retained profiled cement sheet cladding and some corrugated concrete tile added later. The roofs largely reflect the development of Crovie and the character of the Conservation Area in that they are clad in readily available materials. Clay pantiles became abundant and replaced the roof covering on the earliest traditional dwellings and their use continued on later dwellings as the need for accommodation grew. Scotch slate was introduced to the settlement on formal later houses and some traditional dwellings rebuilt during the Victorian period. Welsh slate is a later addition used initially to dress some new roofs which replaced those severely damaged by the storm of 1953, its use increasing thereafter in works to replace some older roofs of poor condition. Profiled cement sheet was installed as a swift and comparatively low cost means of providing shelter and may have been used to replace other roofs of poor condition later. In some instances Welsh slate was clad to the most exposed pitch and cement sheet fixed to the other, likely due to the high cost of rehabilitation and repair work following storm damage.

The pattern of slate is dictated by its type, later single-sized machined Welsh (with a honed and smooth finish) is laid in regular courses, whereas naturally hewn Scotch of random sized, shouldered and squared slate is laid in diminishing courses, dressed to suit.

Assessment of wall heads below the current modern roof may provide definitive evidence of the original roof covering in conjunction with historic images and would allow the faithful reinstatement of its traditional details when in consultation with the Planning Authority. For example there may be slate or clay remains within mortared skews.

The wall heads of many early traditional dwellings have been heightened and their roofs fitted with dormer windows.

Wall heads in roofs of some traditional dwellings, mostly towards the east end, indicate historic separation between the domestic house and a store or workshop. Non-continuous roofs of some traditional dwellings shape the character of the conservation area and the Planning Authority will seek the retention of the intervening wall head.

Although many roofs of the traditional dwellings retain the look of clay pantiles, most are reproductions with few dwellings retaining their natural clay pantiles. The retention of any remaining natural clay pantile roofs are vitally important to the visual amenity of the fisher-toun settlement due to their rarity, original profile and detailing.

The replacement of Chrysotile asbestos cement cladding with the roof's previous historic roof covering should be supported as a repair in reference to Section 2.4.

Of repaired roofs with one pitch clad with Welsh slate, the continuation of Welsh to allow the removal of the cement sheets and completion of the early repair scheme should also be supported.

Should a roof be clad with materials inappropriate to the Conservation Area, such as modern concrete, Rosemary type tiles and mineral felt, the presumption is for the reinstatement of the previous historic roof covering at the end of its useful life and should be supported as a repair in reference to Section 2.4, however that should not preclude the owner from seeking an alternative traditional roof covering through due process in consultation with the Planning Authority.

The Planning Authority will therefore seek the retention and reinstatement of traditional treatments to ensure that both repair works and any new roofs are appropriate in the Crovie Conservation Area.

Dormers

A wide variety of dormers can be found within the Crovie Conservation Area. They were likely introduced on formal 1½ storey houses built from the mid-19th Century, where domestic rooms of the first floor required appropriate lighting levels. Those original dormers are integral to the design and character of the Victorian period houses and the Planning Authority will seek their retention to ensure their continued contribution to the conservation area.

Dormers were also added to roofs of many traditional dwelling houses in conjunction with them being heightened to accommodate increased domestic living space in a former attic or added during the rebuilding of dwellings. Some later alterations or upgrades have been inappropriate where they are overlarge for the scale of the traditional dwelling house and therefore of inappropriate design.

The Planning Authority will insist that any proposed new dormers on buildings are appropriately designed to complement the character of the listed building and the conservation area. This will include replication of the proportions, the opening method of windows and the materials of the more traditional style of dormer in scale with the dwelling.

The replacement of overlarge and box dormers, out of character and scale with the conservation area, with smaller more traditionally proportioned dormers should be supported as a repair when in consultation with the Planning Authority.

Rooflights

Roof-lights or skylights are originally installed as a means to provide enough daylight into first floor landings, attics and subservient structures to make the space serviceable using the least amount of expensive glass panes as possible. Early lights are manufactured of cast iron, fitted in the bay between two rafters and usually have a central astragal bar between two small glass panes and contribute to the character of the conservation area.

In a saline environment regular maintenance of cast elements are necessary to ensure their continued operation, however many may have succumbed to the elements resulting in their removal and are mostly replaced with larger roof-lights (most will have required the cutting of rafters) as the first floor changed from an attic space to a domestic space. These replacements are largely of the modern Velux type.

There should be a presumption in favour of retaining cast iron roof-lights serving first floor landings, attic spaces and subservient structures and their maintenance should be encouraged.

Where new roof-lights are proposed within the conservation area consultation with the Planning Authority is required through due process to ensure they be of the minimum size necessary for task, fit between existing rafters where possible and be a true top hung conservation unit with vertical proportions subdivided into two panes. On symmetrical elevations the Planning Authority should ensure that the position of the roof-lights are balanced with the overall composition of the façade.

Over-large modern Velux roof-lights of the earlier non-conservation type are non-traditional and inappropriate in the conservation area. Their replacement with a smaller conservation type unit should be supported as a repair when in consultation with the Planning Authority. Their replacement with an appropriately scaled traditional dormer should be considered favourably following due process in consultation with the Planning Authority.

Rainwater Goods

Historically the roofs of the traditional dwellings are designed to allow water to run off the roof to the ground, its first pantile or slate course taking water clear of the walls. Formal houses from the mid-19th Century were fitted with cast iron gutters and down pipes of 4 inch half-round and 3 inch diameter respectively, supported by cast iron brackets built into the wall head or fixed to sarking boards, discharging the water at a single point on the ground via cast iron “shoes”. Only a few traditional dwellings were later fitted with cast goods, some having only a single length of guttering over their doors, but it should be noted that remodelling and rebuilding of dwellings after the storm of 1953 did not lead to the wholesale introduction of cast iron rainwater goods. In general terms it is only latterly that rainwater goods have been fitted to traditional dwellings, mostly of a modern PVC type, screwed directly to the elevations with some likely to have been installed at the same time as the laying of foul drainage serving new internal bathrooms.

Cast iron gutters and downpipes to more formal houses of the Victorian period have lasting qualities and regular maintenance of cast elements are required to ensure their continued operation in order that their contribution to the character of Crovie is retained. However given that remains of cast brackets, some of the cast goods to these houses have been replaced with various types of plastics and some aluminium. This is mostly due to their accelerated corrosion in the coastal environment.

There is a presumption against the replacement of the remaining cast goods with inappropriate materials. The cast iron sections are often an integral part of a listing and the retention of any remaining cast iron sections are important due to their rarity,

originality and detailing. Where previously fitted to later Victorian houses or the few traditional dwellings where parts of brackets remain, the reinstatement of cast iron rainwater goods should be encouraged, particularly to the building's principle façade, when in consultation with the Planning Authority.

The above will apply to any remaining cast iron foul drainage pipe work, however as internal bathrooms are generally a more recent addition to buildings in Crovie, the pipework is mostly uPVC following upgrades.

PVC pipework is of various colours and is at various stages of degeneration throughout the conservation area and therefore has a negative effect on the visual amenity. Their replacement in plain matt black modern uPVC fittings should be encouraged. Moulded plastic "cast" reproductions may be misleading in the understanding of the settlement and should not be encouraged.

Ridges, Skews and Chimneys

Chimneys and their clay or terracotta pots of various sizes and designs are an important feature within the conservation area and contribute greatly to the roofline character of Crovie. They are mostly "buff" in colour with some historic Emperor, Horned and Octagonal pots remaining. The Planning Authority will therefore seek their retention or ensure that if they are beyond economic repair their replacements are on a like for like basis.

The treatment of skews to traditional roofs remain a mortared application however the use of cement had replaced the use of lime mortar before rehabilitation works in 1953. This also applies to pointing at ridge sections.

In addition to stone ridges on slate roofs, both red terracotta and buff clay ridge sections and associated chimney pots are an acceptable traditional treatment. Clay pantile roofs dictate half round clay ridge sections to match.

Doors

Doors in Crovie indicate their development from lined and braced doors on traditional dwellings to panelled doors on more formal houses from the mid-19th Century, many doors of traditional dwellings changing to replicate those of the formal house. Both types are an assembly of components and can be framed with glazed fanlights (historic glass) above and with their original ironmongery they make a significant contribution to the character of the Crovie Conservation Area and are integral to a buildings listing.

They must be well maintained to remain operational and protected against the elements. Where replacement sections are required due to decay, the door can be partially dismantled and the failed element repaired or replaced on a like-for-like basis, to the same profile carried out as a repair as per Section 2.4 in consultation with the Planning Authority. Likewise a minor warp can be addressed by adjusting door frames. Repairs should utilise indigenous timber species which closely matches that used during original manufacture.

Modern technical interventions to improve the performance of historic doors, such as the installation of rebated weather seals, should be encouraged where its ability to function is compromised. The intervention should be hidden from view and not to the detriment of the door.

The Planning Authority will therefore promote the retention of all historic doors and ensure that should the door be of a condition which its repair would be uneconomic any replacement should replicate the existing door in every respect and be carried out in consultation with the Planning Authority.

Windows

Windows in Crovie indicate the development from traditional dwellings to more formal houses and are a fundamental component which shape the appearance and character of not only the individual property but the wider conservation area. Very small windows of traditional dwellings allow just enough task lighting to the interior without compromising storm protection, whereas sash and casement windows to formal houses built from the mid-19th Century served domestic living requirements of the day, which in turn led to enlarging windows of the traditional dwelling.

Crovie has very few window types, being a mix of side hung single windows, sash and casement type, fixed multi-pane windows and modern hopper types. Many of the earlier windows have been replaced with modern double glazed timber units.

There will be a presumption in favour of the repair of remaining traditional single glazing in preference to their replacement. Some early elements of fine carpentry and original panes of old imperfect plate glass remain and are properties which contribute greatly to the character of the conservation area. However it should be noted that much of the earlier windows were replaced with simple sliding sashes during rehabilitation works following the storm of 1953. Should the owner wish to improve the performance of their windows in terms of reduced heat loss or draught reduction, there are various approved unobtrusive measures available and further consultation with the Planning Authority is advised.

When windows are shown to be beyond economic repair, their replacements must replicate the originals in every respect and be carried out in consultation with the Planning Authority. Where modern intervention is required to meet building standards, windows should be carefully designed in consultation with the Planning Authority.

The Planning Authority will promote the reinstatement of original glazing patterns to restore the architectural integrity of the façade where existing windows are replacements and are deemed to be out of character with the building.

During rehabilitation and remodelling of traditional dwellings following the storm of 1953, many owners inserted windows in the gables facing Gamrie Bay. Shingle from stormy seas damaged glass panes resulting in the fitting of timber shutters, the first being simple ledged and braced timber boarded types matching storm doors, lending a new character to the dwellings.

Shutters of varying designs, quality and fixing were added later and since designation. The Planning Authority will promote the reinstatement of traditional ledged and braced timber shutters as a repair as per Section 2.4 following consultation.

Boundary Treatments

Crovie boundaries are natural geographical features, the Bay of Gamrie to the west, the steep slopes to the east and massive promontory's to the north (Troup Head) and to the south. Man-made boundaries on these features are in the form of post and wire livestock fences under the ownership of the adjacent lands of Crovie Farm the east.

The settlement has a mixture of drystone dykes, regularised stone footings of ruined buildings (now serving as garden ground for neighbouring buildings) and concrete retaining walls built into the slope to the east. The Planning Authority will therefore seek the retention of any traditional boundary treatments as well as support any proposal to reinstate missing architectural elements.

Micro Renewables Equipment, Satellite Dishes & Aerials.

These items can often seriously disfigure a building and greatly diminish the setting of the wider conservation area and should therefore only be installed where it is possible to do so without affecting in any way the wider appearance of the settlement, which would include viewpoints from the sea and from slopes above.

The fact that a property is set well back from a road is not a relevant consideration in appraising the installation of equipment and the applicant should always be advised to locate any such fixtures in a position not readily visible from the public routes.

The proliferation of metal aerials, fixings and redundant brackets and cabling on architectural elements, mostly chimney stacks, detracts from the roofline of the traditional cottages and wider conservation area. The Planning Authority will promote their removal in favour of discrete group aerials to the rear of the properties, subject to further consultation.

Extensions

Proposals to extend a property located within the conservation area should not be considered in isolation but in context to the wider townscape to ensure it respects the character, scale and proportions of neighbouring buildings and the footprint of the traditional dwelling.

Any new extension should also follow the established building line of its neighbours and use detailing and materials which are complimentary to the settlement. Extensions should not encroach on the pathway of the Bankhead.

Proposed extension of ground into the slopes to the east of the settlement must be accompanied by an Impact Assessment in the form of an engineer's appraisal indicating how intervention into the slope and the associated risk to its stability can be safely mitigated.

Street Furniture

The sensitive nature of Crovie merits street furniture design that reflect the settlements distinctive individuality. With lamp standards, litter bins and seating designed and sited to acknowledge the unique character of the settlement.

It is noted that the Crovie Preservation Society have sourced bins and benches which are of a design which compliments the conservation area.

Shop Frontages

Some shops were operated from within a room of the houses and those rooms have been converted back into domestic use some time ago, although some still retain past details. There will be a presumption to retain any historic architectural detailing wherever they survive.

3.2 Enhancement Opportunities

Redevelopment sites

The spaces left between standing and ruined dwellings are integral to the setting of the Conservation Area. Development opportunities may exist in the reinstatement of traditional cottages within their visible footprints. However the detailed proposal must include a Heritage Impact Assessment where the applicant must fully indicate all mitigation measures therein to the satisfaction of the Planning Authority.

No 42 is currently derelict and a Category B listed building at risk which detracts from the unique character of the conservation area. It would be beneficial to see the adaptive reuse of this site so it enhances the area rather than detract from it.

Repair and Maintenance

Section 3.9 of the Conservation Area Appraisal identifies that the condition of the buildings are generally good and identifies broken elements and minor deterioration for attention. Good conservation practice cannot be seen in isolation of undertaking targeted maintenance such as replacing slipped or missing slates, repairing damaged leadwork or replacing cracked rainwater goods but planned regular maintenance such as painting timberwork and cleaning out gutters. 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.

Repairs should be a like for like intervention to address an immediate risk. Further extended works outwith the actual repair may constitute a development and consultation with the Planning Authority is advised.

Street Lighting

The current street lighting was installed together with the laying of underground electricity through the Bankhead and the downtaking of the former overhead cables and poles. They are of early conservation type with aluminium columns and mild steel bases. The lanterns have been replaced due to corrosion of the fittings and now have modern street lamps installed to the top of the columns.

These are inappropriate for the conservation area it and would be advantageous to consider a long term strategy to introduce more distinctive and co-ordinated lighting that compliments the wider appearance of the designated area.

Bankhead, Pier and Greenie

The raised shore line, described as the Bankhead, incorporates a pathway along the front of the cottages along the settlement. The beach stone and cement fill between shapes its character and is an important element in the presentation of the conservation area. It's like for like repair to retain the traditional look of the path is supported, although care should be taken to avoid inappropriate repair where large areas of cement/concrete is laid without the traditional beach stone elements.

Where the walls of the Bankhead are defective, damaged or breached by stormy seas it's like for like repair is required to maintain its traditional construction. Should appropriate materials not be available further consultation with the Planning Authority is advised.

Repair and maintenance of the Pier should ensure its safe operation and use. Further intervention for significant engineering works should be in consultation with the Planning Authority.

4 Additional Controls within the (Settlement) Conservation Area

4.1 Changes in Legislation

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and subsequent amendments removes some permitted development rights within a conservation area. This piece of legislation is subject to regular amendments so please check with the Planning Authority before undertaking any works. Two of the more significant amendments are detailed below.

In February 2012 the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 came into force. This removed householder Permitted Development Rights within conservation areas. Owners of Domestic properties within the boundary of a conservation area now need to apply for planning approval for changes to their external appearance including windows, roof materials and painting external walls. This does not apply to like for like repairs and maintenance. Please check with the Planning Authority if you are unsure if consent is required.

In June 2014 the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2014 came into force this removed permitted development rights for many non-domestic properties including shops, schools, office buildings and the creation of access ramps outside non-domestic buildings.

4.2 Article 4 Directions

In addition to the controls above it is proposed to add additional controls within the Crovie Conservation Area. This will put additional restrictions on groups such as Statutory Undertakers and Local Authorities as a means to bring their obligations more in line with those of the owners of domestic and non-domestic properties and provide consistency in decision making within the conservation area.

PART 10 - REPAIRS TO SERVICES

Class 28

PART 12- DEVELOPMENT BY LOCAL AUTHORITIES

Class 30

Class 31

Class 33

PART 13 - DEVELOPMENT BY STATUTORY UNDERTAKERS

Class 36

Class 38

Class 39

Class 40

Class 43

5 Monitoring and Review

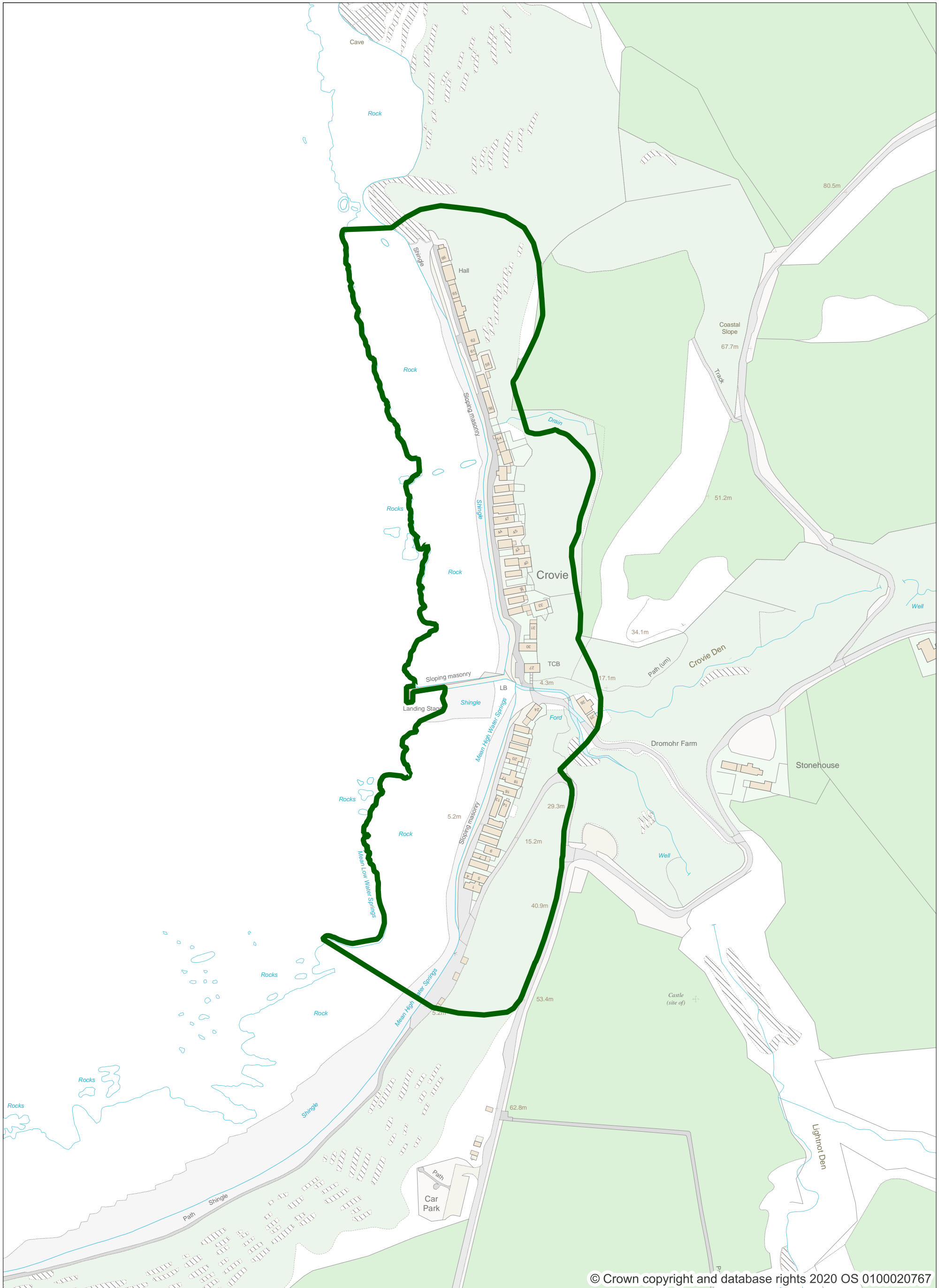
Legislation provides for the regular reviews of conservation areas, which may result in new Article 4 Directions, planning advice, boundary changes or de-designation. This will act as an important tool in the future management of the (settlement) Conservation Area and allow the local authority to better assess the future impact of development.

For further information concerning the contents of this document, contributions for its improvement or any matters concerning conservation areas or listed buildings, contact the Environment Team.

6 Appendices

6.1 Appendix I – Existing Conservation Area Boundary Map



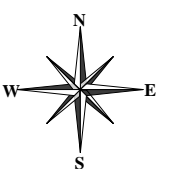


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Aberdeenshire
COUNCIL



For further information concerning the contents of this document, contributions for its improvement or any matters concerning conservation areas or listed buildings, contact the Environment Team.

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