

Memorandum of guidance on listed buildings and conservation areas.

Historic Buildings and Monuments Directorate, Scottish Development Department - Guide to conservation areas in Scotland



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Memorandum of guidance on listed buildings and conservation areas, Historic Scotland

Can I get financial assistance? If you propose, for example, to build a small extension, carry out alterations to a roof, install a satellite dish, form a parking space, stone clean or paint the exterior of any building within a conservation area you will probably need planning permission. Designation as a conservation area does not place a ban upon all new development within its boundaries. Dissolved in March 2014, its functions were transferred to Historic Environment Scotland on 1st October 2015.

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To ensure that the character or appearance of the area is not undermined, alterations to existing buildings should normally utilise traditional materials. Listed building consents incur no fee. What requires listed building consent? The planning authority is required to determine which parts of its area are of special architectural or historic interest.

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The address of your local planning authority is:. These will be available for you to inspect.

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An Appraisal provides the basis for the development of a programme of action that is compatible with the sensitivities of the historic area and enables a planning authority to fulfil its statutory duty to preserve and enhance conservation areas.

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An application for consent will need to include reasons for the demolition and detailed plans of existing and replacement buildings if any are being

proposed. If the building is non-residential, if you live in a flat or if an Article 4 Direction is in force to extend the level of planning control in your area, then planning permission for replacement windows and doors may also be required.

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