

LRB-2023-26

**23/00655/FLL - Alterations and extension to dwellinghouse,
Gean Tree Cottage, Rait, Perth, PH2 7SA**

REPRESENTATIONS



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By email to:
Developmentmanagement@pkc.gov.uk

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
HMConsultations@hes.scot

Our case ID: 300065886
Your ref: 23/00655/FLL
01 June 2023

Dear Perth and Kinross Council

Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013
Gean Tree Cottage Rait Perth PH2 7SA - Alterations and extension to dwellinghouse

Thank you for your consultation which we received on 22 May 2023. We have assessed it for our historic environment interests and consider that the proposals affect the following:

Ref	Name	Designation Type
GDL00179	FINGASK CASTLE	Garden and Designed Landscape

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

Our Advice

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.



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Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Yours faithfully

Historic Environment Scotland

Historic Environment Scotland – Longmore House, Salisbury Place, Edinburgh, EH9 1SH

Scottish Charity No. **SC045925**

VAT No. **GB 221 8680 15**

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/00655/FLL	Comments provided by	Jody Blake
Service/Section	Conservation	Contact Details	
Description of Proposal	Alterations and extension to dwellinghouse		
Address of site	Gean Tree Cottage Rait Perth PH2 7SA		
Comments on the proposal	<p>The subject site is located within the setting of the Category B listed Fingask Castle and within the Fingask Castle Garden and Designed Landscape. A listed building application is therefore required for the proposed works.</p> <p>Fingask Castle is a Category B listed building and dates from 1592 with alterations in 1674. Fingask Castle gardens are one of the oldest gardens in Scotland, the terraces and woodland around the category B listed Fingask Castle date from the late 17th century. The 19th century topiary and woodland gardens are of high artistic value.</p> <p>Gardens and designed landscapes are a significant element of Scotland's historic environment. Legislation defines them as grounds that are consciously laid out for artistic effect. They usually include a combination of planting, land-forming (for example creating artificial slopes), built structures, open grounds, water management and natural landscape features. All of these may contribute to the value of the site.</p> <p>NPF4 Policy 7 <i>i) Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.</i></p> <p>LDP2 Policy 29 Gardens & Designed Landscapes <i>Gardens and designed landscapes make a significant contribution to the character and quality of the landscape in Perth and Kinross. The Council will seek to manage change in order to protect and enhance the integrity of those sites included on the current Inventory of Gardens and Designed Landscapes. The Council may require the submission of a management plan with any application for development within areas included in the current Inventory.</i></p> <p>Gean Tree Cottage is located approximately 45m to the northwest of Fingask Castle. The modest cottage was a former laundry and is now used for holiday</p>		

accommodation. It appears on the 1861-62 OS Map. It is single-storey, coursed stone built with slate roof, and timber sash windows. The proposal is to extend the cottage to the north-west (front) to create an additional bedroom with ensuite. The proposed extension would have a dutch gable slate roof and be clad with vertical timber boards and vertically proportioned windows.

The proposed extension to Gean Treet Cottage would dominate the existing modest cottage. The proposed material of vertical boards is unsympathetic to the stone cottage as are the vertically proportioned windows and roof form. The siting of the extension, to the front of the cottage would dominate views when approached from the north-west of the garden.

Overall, the proposal would be overbearing in size to the modest cottage with unsympathetic details and materials. As such it would not *protect and enhance the integrity* of the Fingask Castle garden and design landscape contrary to LDP2 Policy 29.

Gean Tree Cottage is also within the setting of the Category B listed Fingask Castle. Whilst the proposed extension is located away from the castle, the use of materials and the bulk of the proposal obscure views to the rear of the castle.



Figure 1 - 1993 Canmore. Subject site circled red.

Date comments returned

16/06/2023