



From mountain to sea

Pennan

Conservation Area Management Plan

June 2022

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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 Pennan as a conservation area in 1974, the Pennan Conservation Area Management Plan has now been produced. This document is designed to act as a supportive document to the Pennan Conservation Area Appraisal.

The Conservation Area Appraisal set out to identify what is considered to be significant about the townscape qualities of Pennan. The Conservation Area Management Plan builds on this document, identifying the need to protect original architectural detailing and set down guidance for repair and enhancement works. Measures are also set out for encouraging sensitive development within the conservation area and suggestions for enhancement.

Section 2 of this document provides the overarching planning policy that influences and impacts on planning decisions in conservation areas. If you are looking to make changes to your property, Section 4 provides much more detailed guidance on how to make changes and carry out repairs to your property in a way that is technically compatible and sympathetic to traditional construction and would comply with planning policy.

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 Pennan Conservation Area.

1.3 Why did Pennan become a Conservation Area?

Pennan is a good example of an early fishing village. The lands upon which Pennan is located are mentioned in early texts from the 12th century, with a settlement being documented in existence from the 17th century. During the 18th and 19th century, inhabitant numbers increased due to the expansion and improvement of the harbour

leading to an expansion in the fishing industry in the village. Due to this expansion, improvements were carried out to the dwellings to heighten and increase the living accommodation, and this is largely how the buildings remain today.

Catastrophic damage and loss were caused to Pennan following the storm of 1953. A number of commercial structures, compounds and stores along the length of the shore, (between the street and the shoreline) were lost and many dwellings suffered from considerable damage. Prior to this, little alterations had been carried out to buildings in Pennan, with locally sourced materials being used in their construction and repair. However, following the storm many repairs were carried out using materials and methods of the time resulting in the loss of traditional detailing and materials.



A building survey led to a designated Category B group listing on 16th April 1971, in an attempt to provide protection to the buildings and to stop any further loss to the unusual and characteristic settlement. The whole settlement was designated a conservation area under the Civic Amenities Act in 1977 to protect the village in its entirety and the setting.

The linear form of the original town has been well preserved and its unique setting amongst the cliffs and the shore remains. There is a pattern of uniformity created from the traditional, pitched roof, simple fisherman's cottages. Features such as the informality of pavements and boundaries and the current high density and limited open spaces, which is generally given over to drying greens and sheds as well as the

traditional gabled form of the buildings, all help to define the special character of Pennan which should be continually preserved.

With the constant growing demand for alterations and modern living, conservation area status enables the Planning Authority to effectively manage the opportunities for new development/alterations, to ensure it compliments or enhances the character of the village. A number of buildings in the village are already protected by listed building status, which means that many alterations already require Listed Building Consent. Conservation area status gives greater protection over the development and redevelopment of sites within the village, so greater care can be given to the relationship between new and old.



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 outcome one of the Scottish Planning Policy (SPP) 2014 creating a successful and sustainable place. In the wider context of the National Planning Framework 3 (NPF3) it further supports the subject specific policies in relation to 'valuing the historic environment' which recognises that the historic environment is an important part of Scotland's cultural identity, regarding it as an essential contributor to our well-being and an economic and tourism asset to Scotland

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 in line with 'Our Place in Time', Scotland's strategy for the historic environment, which sets out a vision of how the historic environment can be understood, valued, cared for and enjoyed. We achieve this by putting the Aberdeenshire Built Heritage Strategy into practice and in the way, we manage development through the Aberdeenshire Local Development Plan.

<http://publications.aberdeenshire.gov.uk/dataset/built-heritage-strategy>

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 Pennan. Trees in conservation areas are also protected through the Town and Country Planning (Scotland) Act 1997. Before carrying out any work on a tree in a conservation area, owners are required to notify the Planning Service giving details of intended works.

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 removes a number of permitted development rights within conservation areas to allow positive management of incremental change and so you may be required to apply for planning permission.

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 and any trees contributing to the setting should be retained.

Each building will be viewed on its individual merits and the materials should be appropriate to the age, type and design of the property.

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.

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. Repairs and maintenance may not require listed building consent if the works are carried out on a like for like basis in replicating the design, construction and material finish of the original architectural element. However, applicants are advised to check with the Planning Service in advance to starting any 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.

Consultation Draft

3 Additional Controls within the Pennan Conservation Area

3.1 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 Service before undertaking any works. Two of the more significant amendments are detailed below.

Conservation area status means that you may be required to apply for planning permission if you wish to change the exterior of your property. Conversely you will be able to put across your views on planning applications if other building owners in the settlement wish to change theirs.

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 Service 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.

3.2 Article 4 Directions

In addition to the controls above it is proposed to add additional controls within the Pennan 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 – The carrying out of any works for the purposes of inspecting, repairing or renewing any sewer, main, pipe, cable or other apparatus, including breaking open any land for that purpose.

PART 12- DEVELOPMENT BY LOCAL AUTHORITIES

Class 30 – The erection or construction and the maintenance, improvement or other alteration by a local authority of –

- (a) Any building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity on land belonging to or maintained by them being building, works or equipment required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;
- (b) Street furniture required in connection with the operation of any public service administered by them

Class 31 – Carrying out of works by a road's authority

Class 33 – Carrying out of works, within their own district, by a local authority

PART 13 - DEVELOPMENT BY STATUTORY UNDERTAKERS

Class 38 – Water undertakings

Class 39 – Development by a public gas transporter

Class 40 – Electricity undertakings

Class 43 – Universal Service Provider

4 Conservation Area Management Plan

4.1 Pennan 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 preserve, enhance and have a positive impact on the area.

These advice notes seek to provide specific advice to ensure that any future development compliments or enhances the wider character of the Pennan Conservation Area.

4.1.1 *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.

4.1.2 *Conservation Area Consent (Demolition)*

An application for Conservation Area Consent will be required for the demolition of any unlisted building located within the Pennan 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 Service 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 Service will grant Conservation Area Consent for demolition. There is a strong presumption against demolition of a building if it 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 Service.

4.1.3 Design Guidance and Detailed Planning Advice

The following guidance is based on the findings of the comprehensive street audit undertaken for the conservation area 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. The guidance here is largely based on traditional construction, each building will be viewed on its individual merits with materials and design appropriate to the age, type and design of the property.

Where maintenance and repair are required this would be unlikely to require any form of consent if it is carried out on a *like for like* basis, utilising the same materials and methods as appropriate to the original construction.

The guidance here is further supported by the Managing Change Guidance Notes produced by Historic Environment Scotland and their Short Guides all available on their website under publications

<https://www.historicenvironment.scot/archives-and-research/publications/>

Climate Change

The Climate Change (Scotland) Act 2009 commits Scotland to some of the most ambitious carbon reduction targets in the world. The historic environment has a huge role to play in this due to the significant amount of embodied energy held within their original construction. Historic Environment Scotland are the government agency who take a lead role in the research and guidance on improving energy efficiency in traditional buildings a sample of which are given below. These and a wider selection of guidance, case studies and research are available online from the link above.

Short Guide 1 – Fabric improvement for energy efficiency

Short Guide 11 – Climate change adaption for traditional buildings

Short Guide 8 – Micro renewables in the historic environment

It may be beneficial to consider the impact of climate change to Pennan when any works are proposed for the area. Being in a coastal location, flood defences are important to ensure that the shoreline properties are protected from the worst of the weather and to reduce the risk of flooding. Any appropriate measures which could be taken to protect individual properties should be considered as well as the settlement as a whole. Similarly, landslides to the rear of the settlement are a possible opportunity for further exploration to ensure that the settlement and its inhabitants are safeguarded from the effects of this.

The harbour area of Pennan is an area where further improvements and repair could be carried out due to the significance it plays in the development and history of the settlement. Measures should be considered to protect and enhance its position.

Micro renewables

Renewable technology should be considered as part of a holistic approach to achieving an improvement in energy efficiency. The introduction of micro-renewables is not the first or the only way to make a building 'carbon conscious', especially one of traditional construction, which is itself a past investment in resource. It makes little sense to invest in systems to produce renewable energy without first taking steps to reduce energy demand, through reduced heat loss and more efficient methods of heating.

The use of renewable energy technology may be deemed appropriate when it has been demonstrated that the character of the historic building or place can be protected through careful siting and design of the system.

Stonework

The prevailing building material in the historic core of Pennan is local red sandstone which plays a significant role in shaping the appearance and character of the conservation area and there is consequently a presumption against painting or applying any form of coating onto the face of exposed stonework which would be detrimental to this. Lime pointing should be retained or replicated on a like for like basis with respect to matching the specification and finish of the original mortar. The Planning Service will also pursue the replacement of existing cement pointing with traditional lime mortars when such works do not result in unacceptable damage to the stonework.

The cleaning of stonework can often result in its long-term deterioration especially when using abrasive systems, high pressure water or chemical treatments. There will consequently be a presumption against the cleaning of properties unless it is proven necessary, and then restricted solely to scrubbing by hand with non-ferrous brushes and a low-pressure water source.

Render

The vast majority of buildings in Pennan have a white painted rendered surface treatment, which has become something of the settlements trademark, on top of red sandstone. The majority of these finishes contain cement associated with post war construction, most probably replacing earlier lime harling. The reason for the buildings to be lime harled is to protect the stone underneath from harsh weather conditions and to form an extra level of protection to lower quality and/or soft stonework. The Planning Service will seek the reinstatement of a traditional lime harl when the existing cement-based renders are in need of replacement.

Roofs



There are a mixture of roofing materials to be found in Pennan. The majority of roofs are Welsh slate, with a few examples of the traditional natural clay pantiles with slate eaves course. The use of these materials significantly shape the character and appearance of the conservation area. Many pantile roofs have over time been replaced with concrete alternatives giving a less authentic appearance and which are not characteristic of the area.

The Planning Authority will therefore seek the retention and reinstatement of more traditional treatments to ensure that both repair work and any new roofs replicate the original forms of construction appropriate in the Pennan Conservation Area.

Dormers



Although not dominant, a variety of dormers can be found within the Pennan Conservation Area. They were likely introduced on formal 1½ storey houses built from the mid-19th Century when they were heightened to accommodate increased domestic living space or added during the rebuilding of dwellings. They not only shape the character of the individual buildings but the wider streetscape.

There are some examples of box dormers of varying size, which are out of character and scale with the conservation area and should not be encouraged within new design. Replacement with smaller more traditionally proportioned dormers would be encouraged if the opportunity arises.

The Planning Authority will seek the retention of these traditional elements and also insist that any new dormers on traditional buildings are appropriately designed to complement the character of the building and the conservation area. This will include the replication of the proportions, opening method and materials of a traditional style dormer.

Rooflights

There should be a presumption in favour of retaining original cast iron rooflights especially in 'non-living' spaces of attics and subservient structures and where heat loss can be mitigated or is less of a consideration.

Within Pennan few original cast iron rooflights remain intact and have been replaced with larger modern alternatives which are not supported in this environment. In saline conditions regular maintenance of cast elements are necessary to ensure their continued operation.

Where new rooflights are to be introduced on traditional buildings within the conservation area, they must be the minimum necessary and be a true top hung conservation unit with vertical proportions and subdivided into two panes. On symmetrical elevations consideration should be given to ensuring that the position of the roof lights are balanced with the overall appearance of the buildings frontage.



Rainwater Goods

Cast iron gutters and downpipes have lasting qualities and if well maintained play a significant role in shaping the character of individual buildings. Any repairs or replacement fittings should therefore be undertaken on a like for like basis. Modern uPVC replacement rainwater goods not only have a detrimental impact on the appearance of properties but are more fragile and prone to accidental damage. Consequently, there is a presumption against the replacement of original cast iron

rainwater goods with uPVC fittings, and encouragement given to the reinstatement of earlier cast iron patterns where systems have already been replaced by non-traditional fittings. Where appropriate, black aluminium, cast-iron look downpipes may be acceptable on non-listed traditional properties within the conservation area.

Ridges, Skews and Chimneys

Chimneys are an important feature within the conservation area, the Planning Service will therefore seek their retention. The existing stone skews, clay ridge tiles and ceramic chimney pots also have a significant impact on the townscape and should be retained or replaced on a like for like basis if considered beyond repair.



Doors



Traditional doors and door furniture make a significant contribution to the character of Pennan Conservation Area. There is no distinct pattern to the design of doors in Pennan, with some properties retaining or replicating the simple timber boarded doors and some the more detailed panelled door design with associated ironmongery which would have been developed later.

The Planning Authority will therefore promote the retention of all traditional doors and seek that any replacements, even where the thermal performance of the door is improved, matches the originals as closely as possible, not only in terms of design and construction but also in external treatment and ironmongery detail.

Windows

Windows are a fundamental component which shape the appearance and character of not only the individual property but the wider conservation area. Pennan benefits from a variety of traditional window styles and there will be a presumption in favour of the repair of original units in preference to their replacement. When windows are shown to be beyond economic repair or of little interest, replacements must replicate the originals in terms of design, construction and decorative finish. Where trickle ventilation is required to meet building standards, they should be designed in such a way that they are not visible.

Modern timber windows can achieve the same performance standards of their uPVC counterparts with the advantage of being a more sustainable building material. Historic Environment Scotland provide detailed guidance and research on this topic which can be accessed via their website under publications.

<https://www.historicenvironment.scot/archives-and-research/publications/>

Where existing windows are replacements and are out of character with the building, the Planning Service will promote the reinstatement of original window patterns to restore the architectural appearance of the building.



Boundary Treatments

The lack of boundary treatments found within Pennan plays a significant part in contributing to the character of the conservation area. The open nature of the settlement is quite rare and goes hand in hand with the irregularity of the building layout and should be preserved. The insertion of gates to the closes/passageways between properties should be discouraged.

Where they are found, the age and construction of these various elements all contribute to the interest of the townscape of Pennan and the Planning Authority will therefore seek the retention of any traditional boundary treatments as well as promote the open nature of the passages between buildings and support any proposal to reinstate missing architectural elements.

Satellite Dishes and Aerials

These items can often seriously disfigure a building and greatly diminish the wider quality of the 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. The fact that a property is set well back from the 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 carriageway.

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 in doing so, not to have a negative effect on the current form and density of the settlement. Any new extension should also follow the established building line of its neighbours and use detailing and materials which are distinctive or complimentary to the settlement.

Ancillary Buildings

Proposals to erect or replace an ancillary building 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 the neighbouring buildings. The traditional sheds found along the shoreline with vertical timber cladding and corrugated iron or clay pantile roofing complement the setting, therefore replacement of these or erection of new sheds should follow these designs and not have a negative effect on the current form and density.

Where a conversion to a new use is proposed of an ancillary building the Planning Service will seek that the original character of the property and pattern of the development is not lost.

Street Furniture

The sensitive nature of Pennan merits street furniture design that reflect the settlements distinctive individuality. As presently found in Pennan, lamp standards, litter bins and seating designed and sited to acknowledge the unique character of the settlement should be considered within conservation areas. Consequently, bland standardised street furniture and normal proliferation of traffic signage will need to be considered and located carefully so as not to have a negative impact on the townscape of the conservation area.

A barometer is situated in the gable of the Pennan Inn and was installed in the village in 1864. This is an important piece of street furniture which should be further maintained and retained as part of Pennan's history as a working harbour, and as a memorial to those fishermen who lost their lives in storms.



An opportunity for enhancement to the settlement could be conducted through the street furniture. Some areas of improvement could be noted as the timber clad section of sea wall being regularly maintained and painted and the area of car parking to the west of the settlement where the recycling and waste bins are located. These could be visually improved with a form of screening provided to obscure the bins.

5 Enhancement Opportunities

Redevelopment sites

There are little new development opportunities available along the shoreline of Pennan, due to the small amount of space between dwellings and throughout the settlement. Opportunities may exist in the reinstatement of former traditional cottages, which are now used as storage facilities/garages. The semi derelict state of these buildings detracts from the overall attractive nature of the area. It would be beneficial to the conservation area to see the reuse and regeneration of these sites.

Repair and Maintenance

The conservation area appraisal identified recurring problems with the fabric of structures in a poor state of repair because of irregular maintenance. 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.

The existing cement render which is evident on a considerable number of properties in Pennan could be considered as an opportunity for improvement within the conservation area. Properties have been constructed using the local red sandstone, which is very soft and friable and susceptible to erosion. Due to the nature of cement, it does not allow for the stone beneath to breath and dry out, causing untold damage and deterioration to the sandstone. It is therefore recommended that the use of a lime based harl is encouraged when the opportunity arises to ensure the properties are functioning as intended. It may be desirable to undertake research and survey work by a lime specialist to assist in this.

Street Lighting

The current lamp standards along the shore are an early form of heritage style column which compliments the wider appearance of the designated area. They are beginning to show evidence of their age and at time of replacement, those of the same style should be sought. The lamps to on the hill down to the settlement are of a more modern design.

Wall mounted lighting is attached to some dwellings along the shore, which may now be redundant. Damage can be caused to the stonework of a property when trying to remove these lights of this style and therefore many are left in-situ. When works are being carried out to dwellings, it may be prudent to further explore the possibility of

the removal of these lights through the relevant departments in Aberdeenshire Council.

Pavements and Roads

The roadways and pathways play a significant role in the overall appearance of the settlement, and it would therefore be beneficial to ensure that any works carried out by utility companies are controlled to ensure that repair works do not detract from the character of the area.

Trees

If you wish to carry out works to trees within the boundary of the Pennan Conservation Area, then you must give Aberdeenshire Council six weeks' notice in writing of your intention to do so.

Promotion of Good Design

Where extensions and new builds are proposed within the conservation area or out with which may impact on its setting, the design, scale, layout, siting and materials used in development must be of the highest quality and respect the individual characteristics for which the conservation area was designated. This does not mean that the building must be of traditional construction, but the new build must acknowledge its unique setting and be designed to comfortably blend the old and the new. Design can be subjective, but inspiration can be sought from projects which received recognition through the Aberdeenshire Architectural and Landscape Design Awards which can be viewed on the Aberdeenshire Council website:

<https://www.aberdeenshire.gov.uk/>

Training and Knowledge Development

The ongoing maintenance and upgrading of our traditional and historic building stock are at the core of its ongoing care and development to ensure they remain vibrant, attractive and enjoyable buildings to live in and places to live. There is an acknowledged shortage of skilled trades people and a lack of knowledge more generally in the most effective means of carrying out repairs and upgrading of traditional and historic properties. It would therefore be beneficial, as and when funding becomes available to offer residents and building owners training courses in the following aspects:

- Use of traditional lime mortar
- Improving the thermal efficiency of traditional buildings
- Maintaining traditional buildings

6 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.

The evaluation process aids policy formation to facilitate consistent decision making as well as identifying problems and opportunities for future enhancement. Indeed, an appraisal is a vital tool to enable the active management of a conservation area and to ensure it not only sustains the cultural heritage but also anchors sustainable communities by successfully accommodating physical, social and economic change.

A conservation area management plan can often be focused on regulation especially when there is limited input from the local community. The Planning Service would consequently welcome comment on the content of this document and any suggestions on how the conservation area could be improved. These observations can then be incorporated into policies to ensure that the future management of the conservation area accords with the needs and aspirations of local businesses and residents.

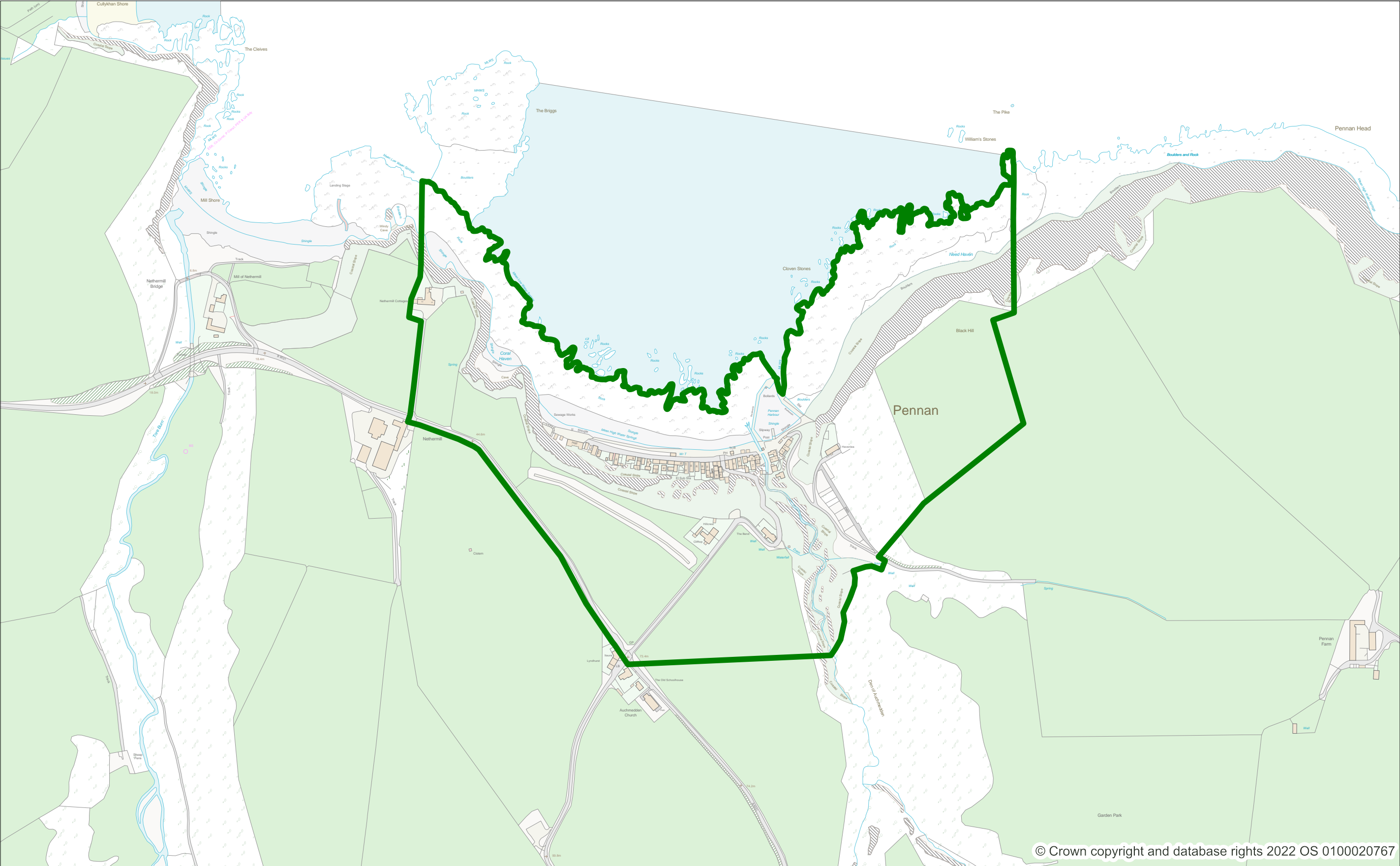
The legislation requires the local authority to undertake regular appraisals to shape the future management of a conservation area and determine the success of existing planning policies. These reviews seek to analyse what makes a place special and assist the local authority when reviewing their boundaries.

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.

7 Appendices

7.1 Appendix I – Conservation Area Boundary Map

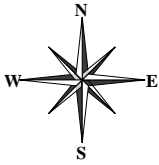
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