

POLICY BE2: LISTED BUILDINGS

The Council will encourage the protection, maintenance, enhancement and active use of listed buildings.

Development proposals will be refused where they would have a detrimental effect on the character, integrity or setting of the listed building(s). Alterations and extensions to listed buildings or new developments within their curtilage must be of the highest quality, and respect the original structure in terms of setting, scale, materials and design.

The demolition of listed building(s) will not be permitted unless it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of retaining the building and that the community would benefit from the redevelopment. All applications for the demolition of listed buildings should be supported by a report on the condition of the building, a study on the viability of retaining the building in active use a report on the steps taken to advertise and market the building and, the proposals to recycle existing building materials into the future use of the site. Any proposed replacement of a demolished listed building should be of comparable quality in terms of construction and design.

Buildings which are allowed to fall into a state of disrepair may be placed on the Buildings at Risk Register and remedial works to buildings in disrepair may be enforced in the public interest.

Proposals should be in accordance with guidelines laid out in Historic Scotland's Memorandum on Guidance of Listed Buildings with regard to listed building consent applications.

JUSTIFICATION:

The aim of the policy is to protect listed buildings from inappropriate development proposals. Listed buildings are an important part of Moray's heritage and should be safeguarded for future generations.

Proposals to extend or convert listed buildings should retain their character as should proposals within the curtilage of listed buildings. The council wish to ensure that every effort is made to safeguard listed buildings and demolition will only be considered as a last resort.

Applications for the demolition of listed buildings should be supported by evidence of the buildings structural state of repair and by evidence of attempted sale on the open market. Comparative costings for demolition and new build and repair to existing buildings should be provided, as should any proposals for the incorporation of existing building materials into any future development of the site.

Grants towards the repair of listed buildings may be available from Historic Scotland. Since the demand for grant aid is high, grants are only normally awarded to buildings of the highest quality with greatest need.

CONFORMS TO:

This policy conforms to NPPG18 Planning and the Historic Environment, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 – section 14(2) and 59(1), and the Memorandum of Guidance on Listed Buildings and Conservation Areas – 51 and 52.

POLICY CROSS REFERENCE/ADDITIONAL GUIDANCE:

Policy IMP1: Development Requirements.