

## Topic Paper 04: Historic Assets and Places

### **Information required by the Act regarding the issue addressed in this section:**

Town and Country Planning (Scotland) Act 1997 (as amended):

- Section 15(5)(a) - *The principal physical, cultural, economic, social, built heritage and environmental characteristics of the district*

### **NPF4 requirements for LDP:**

NPF4 Policy 7: Historic Assets and Places:

*LDP's, including through their spatial strategies, should support the sustainable management of the historic environment. They should identify, protect and enhance valued historic assets and places.*

### **Links to Evidence:**

#### National Policies, Strategies and Guidance

- National Planning Framework 4 (NPF4) (Scottish Government, 2023)
- Our Past, Our Future: The Strategy for Scotland's Historic Environment (Collaboration, 2023)
- Historic Environment Policy for Scotland (HEPS) (HES, 2019)
- A Guide to Climate Change Impacts on Scotland's Historic Environment (HES, 2019)
- Managing Change in the Historic Environment guidance (HES, various dates)
- Historic Environment Scotland Circular (HES, 2019)
- Buildings at Risk Register Review – Final Report (Harlow Consulting for HES, 2024)

#### Local Directions and Guidance

- The Argyll and Bute District Council Restriction of Permitted Development Direction No. 2 1993 (Rothesay Conservation Area)
- Town and Country Planning (General Development) (Luss, Helensburgh, Cove and Kilcreggan, Rosneath and Kirkintilloch) Direction 1972

- Dumbarton District Council (General Development) (Rhu) Direction 1976
- Town and Country Planning (General Development) (Cardross) Direction 1975
- Town and Country Planning (General Development) (District of Argyll and Bute) Direction No. 1 1980 (Tarbert)
- The Argyll and Bute District Council Restriction of Permitted Development Direction No. 1 1993 (Port Charlotte Conservation Area)
- Town and Country Planning (General Development) (District of Argyll and Bute) Direction No. 1 1975 (Island of Iona)
- Town and Country Planning (General Development) (District of Argyll and Bute) Direction No. 2 1975 (Island of Iona)
- Argyll Windows Technical Working note (finalised draft) (ABC, 2018)
- Draft Campbeltown Conservation Area Appraisal and Conservation Area Management Plan (Grey, Marshall and Associates for ABC, 2009)
- Dunoon Conservation Area Appraisal and Conservation Strategy (ZM Architects for ABC, 2017)
- Rothesay Town Centre Conservation Area and Management Plan (ZM Architects for ABC, 2017)
- An Appraisal of the Conservation Areas in Helensburgh 2008 (Helensburgh Conservation Areas Group, 2008)
- Draft Helensburgh Town Centre Conservation Area Appraisal and Conservation Strategy (ZM Architects for ABC, 2020)
- Lochgilphead Conservation Area Appraisal and Management Plan (ZM Architects for ABC, 2020)
- Inveraray Conservation Area Appraisal and Management Plan (ABC, 2017)
- Draft Tarbert Conservation Area Character Appraisal (Studio SJM for ABC, 2025)
- Easdale Conservation Area Appraisal (ABC, 2019)
- Ellenabeich Conservation Area (ABC, 2019)

## Datasets

### [National Record of the Historic Environment](#)

Historic Environment Scotland (HES) heritage designation data and interactive map.

Maps and data sets shows all listed buildings, conservation areas, scheduled monuments, Gardens and Designed Landscapes and Historic Marine Protected Areas: -

[Search for a Listed Building | Historic Environment Scotland](#)

Buildings at Risk Register - [Your Search Results | Buildings at Risk Register](#)

Argyll and Bute Council [Conservation Areas mapping](#)

## **Summary of Evidence**

### **Introduction**

NPF4 defines the historic environment as “the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand”.

Argyll and Bute enjoys a rich and varied cultural and historic environment. The special characteristics of our designated and non-designated heritage assets and places must be managed sensitively to avoid or minimise adverse impacts on these irreplaceable assets and places or their settings.

The quality of our historic environment has a major influence on the attractiveness of the area as a place to live, work and visit and is integral to creating successful places and enabling positive change. The historic environment is significant to our economy, cultural identity and quality of life. Additionally, there is a continual need to understand, protect and conserve these assets and places in order to ensure their long term sustainability and enable positive change where appropriate. It is recognised that this need must be balanced with the growing impacts of climate change and the challenging economic realities that we all face now and for the foreseeable future.

The historic environment includes both designated and non-designated assets and places. Designations in Argyll and Bute comprise:

- Listed buildings
- Conservation Areas
- Scheduled Monuments
- Gardens and Designed Landscapes
- Historic Marine Protected Area

These are mapped on [HES's website](#), and also within the [Argyll and Bute online mapping](#). Due to the scale of the area, and the number of designated assets, it was not considered meaningful to incorporate these on static maps within the Topic Paper.

## **The National Policy Context**

### National Planning Framework 4 (NPF4)

NPF4 Policy 7 (Historic Assets and Places) requires LDP's to support sustainable management of the historic environment and sets out that they should identify, protect and enhance valued historic assets and places.

The policy intent is to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

The expected outcomes are:

- the historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change;
- that redundant or neglected historic buildings are brought back into sustainable and productive uses; and
- that the social, environmental and economic value of the historic environment, to our economy and cultural identity, is recognised.

### Our Past, Our Future: The Strategy for Scotland's Historic Environment

This is a five year strategy published in 2023 which replaces the 2014 strategy ("Our Place in Time"). The new strategy aligns with key Scottish Government ambitions to build a wellbeing economy; create more resilient, inclusive and sustainable places; and deliver net zero in response to climate change.

It sets out nine outcomes, including reducing emissions from the historic environment.

### Historic Environment Policy for Scotland (HEPS)

HEPS is a non-statutory policy statement directing decision-making that affects the historic environment and helps to deliver HES's strategy (which was "Our Place in Time" at the time of publication of HEPS, but is now "Our Past, Our Future").

HEP3 sets out that Plans, policies and strategies should be approached in a way that protects and promotes the historic environment, and HEP1 and HEP6 note the importance of an inclusive understanding of the historic environment's breadth and cultural significance, as well as the potential consequences for people and

communities, in decision making. The decision-making process should be collaborative, open, transparent and easy to understand.

### A Guide to Climate Change Impacts on Scotland's Historic Environment

This guide was commissioned and developed by the Our Place in Time Climate Change Working Group. It sets out that “the historic environment is a part of our lives. As such it is important not only to address the impact of climate change on it, but to continuously develop our understanding of the benefits and wider role of the historic environment for society. As we respond to the reality of climate change in new ways, we can take the opportunity to highlight how the historic environment demonstrates resilience and adaptability, as a lesson for the future”.

### Historic Environment Scotland Circular

This circular covers the requirements of the secondary legislation ('the Regulations') relating to the following primary legislation:

- Ancient Monuments and Archaeological Areas Act 1979;
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997;
- Environmental Assessment (Scotland) Act 2005; and
- Marine (Scotland) Act 2010.

## **Local Directions And Guidance**

### Article 4 Directions

An Article 4 Direction is a statement made under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended. It is made by the local authority and approved by Scottish Ministers, which removes some or all of the permitted development rights on an area. These generally (but not always) coincide with conservation areas to provide additional protection of their special character.

In the Argyll and Bute planning authority area there are currently 8 Article 4 Directions covering:

- Rothesay Conservation Area (1993)
- Helensburgh Hill House Conservation Area; Rosneath Conservation Area; and Cove and Kilcreggan Conservation Area (1972)

- Rhu Conservation Area (1976)
- Cardross Conservation Area (part of) (1975)
- Tarbert Conservation Area (1980)
- Port Charlotte Conservation Area (1993)
- Iona Conservation Area (1975)
- Island of Iona (1975)

Whilst many of these Article 4 Directions pre-date the amended 1992 GDPO, (and all pre-date the Amendment Orders amending the 1992 GDPO), the Article 4 Directions do not automatically lapse, unless the planning authority specifically cancels them. However it is recognised that the GDPO has undergone significant changes since 1992, with the 2011 Amendment Order removing PD rights for householders in conservation areas, then the 2024 amendment order adding in new PD rights in conservation areas. A review of the current Article 4 Directions, as well as whether any new ones are required in respect of the 2024 Amendment Order, should be considered.

### Guidance

Argyll and Bute Council generally directs applicants towards Historic Environment Scotland's suite of [Managing Change](#) guidance rather than duplicating their professional guidance. Argyll and Bute Council attended an online workshop in 2024 in partnership with the Built Environment Forum Scotland (BEFS), in order to help shape the future of the guidance series.

### Technical Working Note – Argyll and Bute Windows (draft)

This working note is an adaptation of specific windows written for Rothesay. The success of the Rothesay document led to the creation of Argyll-wide guidance, in order to provide certainty and advice with respect to appropriate window replacements and repairing existing windows. However while this document is used in the assessment of planning applications, it remains in draft format. The change to Permitted Development rights in conservation areas as a result of the 2024 Amendment Order to the 2011 GDPO, means that the document is out of date.

### Conservation Area Appraisals and Management Plans

Argyll and Bute Council currently has 7 approved Conservation Area Appraisals . These cover the following 8 conservation areas:

- Dunoon
- Rothesay (Town Centre Character Area only)
- Helensburgh Upper
- Helensburgh Hill House
- Lochgilphead
- Inveraray
- Easdale
- Ellenabeich

Further draft Appraisals have been put together for Helensburgh Town Centre (2020), Tarbert (2025), and Campbeltown (2009)). Helensburgh Town Centre contains a Management Plan or Conservation Strategy and was produced in alignment with [PAN 71 \(Conservation Area Management: Planning Advice\)](#). This could potentially be taken forward through the public consultation process with minor updates as required, subject to Member approval. Tarbert draft Appraisal was subject to public consultation in January 2026 and will be finalised shortly. The Campbeltown draft Appraisals would require a complete review.

### **Listed Buildings**

Listed buildings are buildings of special architectural or historic interest. Historic Environment Scotland (HES) carries out Listing under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Proposals for listing a new building, a review of an existing designation, or removal of a designation, can be made by anyone to HES.

According to “Our Past, Our Future” there are over 47,500 listed buildings in Scotland. 1785 of these are in the Argyll and Bute planning authority area (i.e. the area of Argyll and Bute excluding the area covered by the Loch Lomond and Trossachs Planning Authority).

Of these, 119 are A-listed, 919 are B-listed, and 747 are C-listed.

### **Key Characteristics**

The types of listed buildings across Argyll and Bute are extremely varied, from small early 19<sup>th</sup> century thatched cottages on Tiree, to grand castles and one off houses, to post-war architecture. The key types are listed below:

- Thatched cottages (Tiree and Auchindrain)
- Small cottages (former slateworkers cottages on the Slate Islands, cottages at Port Ramsay, and Lochandhu at Bonawe)
- Tenements and terraces (for example in Campbeltown, Rothesay and Port Bannatyne)
- One off houses (widely across Argyll and Bute but particular examples in Helensburgh including MacIntosh's Hill House and works by William Leiper)
- Castles (including Duart on Mull, Torosay, Barcaldine, Breachacha and Kilberry)
- Churches (widely across Argyll and Bute but examples include St. Conans, Inveraray, Kilmartin and Kilmichael Glassary)
- Farms, Mills and Estates (widely across Argyll and Bute but including Glenreasedale Mains, Rhudil Mill, and Kilbride)
- Hotels (widely across Argyll and Bute but including Cairnbaan, and the Stag in Lochgilphead)
- Post-war architecture (including St Peters Seminary, The Pavillion at Rothesay, and Cruachan Dam)
- Lighthouses (for example at Lismore and Fladda)
- Piers (including Tobermory and Dunoon)
- Bridges (including Connel, Glendaruel and Islandadd)
- Inveraray (this village warrants a mention in its own right, while, as it comprises examples of many of the building types above, this is a particularly special and unique situation where not only are the majority of buildings within the village listed, but these are A-listed, and form part of the setting of the world renowned Inveraray Castle and GDL)

Geology is vast and varied across Argyll and Bute thus historic locally available building materials vary widely. Key materials commonly seen across listed buildings are slate (e.g. Easdale, Ballachulish), stone (e.g. sandstone, green schist, granite), and thatch (historically heather, marram grass). A useful, detailed source of geology and materials is "The Buildings of Scotland – Argyll and Bute" by Frank Arneil Walker.

### Challenges

Availability of thatch – historic resources used for thatch, particularly marram grass on Tiree, is now scarce due to potential coastal erosion, as well as lack of traditional building skills.

Small cottages, including but not limited to those which are thatched, are generally not considered to be of a suitable size for modern day family living, particularly post-Covid with the increase of working from home.

Appropriate and sensitive repairs to historic buildings may not be economically viability requiring Enabling Development.

Disposal of former churches – suitability for conversion to an alternative use, particularly a dwelling-house, can be limited and may result in a change to the original character of the building.

Change of use / diversification of farms – change of use e.g. to a group of dwellinghouses can result in a change to the original character of the building and its setting.

There are a number of hotels within Argyll and Bute's main towns where the condition has significantly deteriorated and which are at risk of becoming dilapidated if action is not taken.

Post war architecture is often less appreciated than older historic assets and is therefore at higher risk (e.g. housing at Dalintober which was consented for demolition after being called in by Scottish Ministers - 21/02738/LIB; and A-listed St Peters Seminary for which curated decay was recommended by HES - [Report on St Peter's Seminary, Cardross | Hist Env Scotland | History](#))

In the case of all historic buildings there are challenges brought about by climate change – insulation requires to be suitable for traditional construction (i.e. be able to breathe) and should retain period detailing. Replacing windows should be done sensitively however this has become more challenging for planning authorities as a result of the change to PD rights in conservation areas which now suggests uPVC as an acceptable material.

### Opportunities

- Reopening slate quarry at Luing (23/02455/MIN)
- HES/National Lottery town regeneration grant schemes

### Buildings at Risk Register (BARR)

There are 187 buildings on the Buildings at Risk Register within the Argyll and Bute Planning Authority area. Of these 14 are A-listed (accounting for almost 12% of the A-listed buildings in Argyll and Bute), 67 are B-listed and 32 are C-listed.

The A-listed buildings however include 4 marked as “restoration in progress” including [Rothesay Pavilion](#) (LB40452). The list also includes St Peter’s Seminary (LB6464), for which HES stated “curated decay” was the recommended approach in their [2019 Advice to Scottish Ministers](#).

On September 3rd 2024 Historic Environment Scotland published a review of the Buildings at Risk Register (BARR). The review focused on assessing the impact of the BARR in bringing buildings back in to use in order to make evidenced-based recommendations for its long-term future. Having considered the main findings, conclusions and options of the review HES has taken the decision to pause the BARR in order to consider long-term options for its future. A copy of the full report is included in the core documents. HES have confirmed that, following the outcome of the review, the BARR won’t be updated until further notice.

### Listed Building Consent

Listed building consent is required for any internal or external changes that would affect the character of a listed building of any category. This consent is assessed under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, under which there is a statutory requirement for the planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. In a case determined under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Development Plan (NPF4 and LDP) does not carry the primacy afforded by section 25(1) of the Town and Country Planning (Scotland) Act 1997 (i.e. the determination does not require to be made in accordance with the Development Plan), however the Development Plan can still be a material consideration.

Planning permission will also be required in some cases affecting listed buildings or their settings, and in those cases (under section 25(1) of the Town and Country Planning (Scotland) Act 1997) there is a statutory requirement to determine the application in accordance with the Development Plan unless material considerations indicate otherwise.

Whilst applications for works to a listed building (or affecting the setting of a listed building) are determined by the planning authority, HES will be consulted in the following cases:

- Applications for listed building consent by the planning authority (under the Planning (Listed Building Consent and Conservation Area Consent Procedure) (Scotland) Regulations 2015)
- Works to an A or B-listed building (under the Planning (Listed Building Consent and Conservation Area Consent Procedure) (Scotland) Regulations 2015)
- Demolition of a listed building (A, B or C) (under the Planning (Listed Building Consent and Conservation Area Consent Procedure) (Scotland) Regulations 2015)
- Works which affect the setting of an A-listed building (under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013)

In the majority of cases however, HES will not provide comments if the impact on historic sites are not considered to be of national significance.

### **Conservation Areas**

Under the Planning (Listed buildings and Conservation Areas) (Scotland) Act 1997 planning authorities are required to from time to time determine which parts of their district are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and designate such areas as conservation areas.

Further under the Planning (Listed buildings and Conservation Areas) (Scotland) Act 1997 planning authorities are required to formulate and publish, from time to time, proposals for the preservation and enhancement of any parts of their district which are conservation areas (through Conservation Area Appraisals and which must be subject to public consultation).

In the Argyll and Bute planning authority area (i.e. the area of Argyll and Bute excluding the area covered by the Loch Lomond and Trossachs Planning Authority), there are 32 conservation areas (8 of which are covered or partially covered by Approved Appraisals, with a further 3 Appraisals in draft). Each of the conservation areas is described below in brief, including whether or not there is a Conservation Area Appraisal and/or Article 4 Direction in place.

## Bute and Cowal

Name: **Dunoon**

Designated: 1973 (CA464)

Article 4: No

Appraisal: Yes (2017)

Detail: Dunoon is situated on the Cowal peninsula and sits on the Firth of Clyde to the south of Holy Loch and to the west of Gourock. The town is built around two bays, East Bay and West Bay, separated by a contoured promontory projecting into the estuary at Castle Hill. The town is shaped by the natural topography, between the coast and the backdrop of the Cowal peninsula uplands behind the town.

The landscape setting and context of Dunoon Castle play an essential role in Dunoon's historical development.

Although on the mainland, Dunoon has a particular island character. Its location determines that the town remains more readily accessible by sea than by land. This island character is reflected in the built environment: the pier, esplanades, pavilions, commercial centre at Argyll Street, the village typology and prominent hotel buildings, are all constituent parts of the prime Victorian Clyde seaside resort.

Name: **Clachaig**

Designated: 1994 (CA489)

Article 4: No

Appraisal: No

Detail: Clachaig Village Conservation Area is situated within a woodland setting on the road through Glen Lean (Gaelic – Gleann Leathan – “the broad glen”). Within the Conservation Area the historic remains of the old powder mills supplying Sandbank and Dunoon are evident. Thus the historic importance of the Conservation Area is significant with the powder mills within the village representing the peak of industrial processing within the Cowal area, starting with the charcoal burning stances used for making the charcoal needed for smelting iron in local furnaces throughout Argyll.

The remains of the old powder mills within the Conservation Area are quite extensive, consisting of about 20 rubble structures along a 500 metre stretch on the north side of the river. A high stone wall surrounds the whole complex.

The former managers house stands within the Conservation Area on the north side of the road beside a former quarry which was used for rubble for the construction of the various buildings on the site. Along the south side of the road the former workers accommodation still exists, consisting of terraced and detached houses. These buildings are mainly single storey (although they appear 2 storey at rear) and white harled with hipped slated roofs. Some of the buildings have had modern replacement windows installed and some lean-to extensions to the rear and one modern profiled tile roof covering is also evident. Key environmental features within the Conservation Area include the characteristic unplanned dispersed settlement pattern, stone boundary walls on the south side of the main road, the informal garden grounds/lack of formal footpaths/roads, stone chimneyheads and slated roofs and a traditional red telephone box. Most of the buildings are white harled with no dormer or skew features.

Name: **Rothesay**

Designated: 1971 (CA478)

Article 4: Yes - 1993

Appraisal: Yes – Town Centre Character Area only (2017)

Detail: Rothesay is an “Outstanding” Conservation Area and one of the longest in Scotland stretching to approximately 5 miles. The town is a handsome Victorian resort set in a wide sweeping bay, backed by attractive hills and woodland. It has a classic palm-tree lined esplanade and a 1920’s pagoda-style Winter Gardens. The Conservation Area creates a unique impression with its period architecture and the occasional flourishes of wrought-iron work.

The Conservation Area also includes the architecturally impressive moated ruins of Rothesay Castle built around the 12<sup>th</sup> century, hidden amid the central core of the Conservation Areas back streets.

Other important buildings include the ornate Victorian toilets situated on the pier which have been restored to their original Victorian style. The Council owned Pavilion (a good example of an Art Deco former Cinema) is situated on Argyle Street. The Conservation Area has a turn of the century atmosphere created by its solid mainly Victorian buildings. The town centre core comprises predominately tenemental style buildings and the linear arms of the Conservation Area comprises the former rather grand mansions and villas which were originally the holiday homes for wealthy Glasgow businessmen. Most of the buildings are of sandstone and unpainted and of 2/3/4 storey’s in height. Dormers, skews and tall chimney-head are all evident features

which together contribute to the Conservation Areas character. This is all within a setting of the formal open space of the Victorian esplanade.

One of the key features of the Conservation Area is the long linear necklace of buildings around the edge of the crescent bay. Pale olive and cream buildings are evident in the central core and along the painted fronts of Victoria Street and Albert Place, red and grey sandstone beyond where the tenements and terraces continue the line, and finally ochre in the beaded villas stretching out along the linear arm of the Conservation Area along to Ardbeg on the west and Craigmore on the east.

The southern arm of the Conservation Area is defined first by Argyle Street curving gently in parallel with the Esplanade. There is some painted façade continuity with Victoria Street but sandstone, ochre and red predominate. The building height within the western arm is higher comprising of 4 storey plain tenements, some with bays and elaborate mouldings.

Continuing along the northern arm out from the central core towards Ardbeg the edge of Skeoch Wood borders the esplanade and overlooks the bathing station which guards the shore. This component of the Conservation Area at Ardbeg is essentially post 1870 expansion from the towns centre, but here the character becomes even more suburban with flatted terraces and some shops. The buildings on Ardbeg Road which are of more modest architecture enjoy an impressive view over the bay.

The northern point of the Conservation Area is completed at Port Bannatyne, situated on the south side of Kames Bay. The character of the Conservation Area here is smaller and more compact than elsewhere and comprises of a planned community of two parallel streets following the flatted V configuration of the shoreline.

The eastern side of the Conservation Area covering Craigmore and Ascog starts at East Princes Street in impressively high urban style with many 4 and 5 storey red sandstone tenements with canted bays rising from shop fascias, cornices crossing at each floor level. Eventually a lower terraced scale of development begins which then merges into a predominance of impressive detached Victorian villas many of Greek Thomson design influence.

The large conservation area is split into 9 character areas. The 2017 Appraisal and Management Plan only covers the Town Centre Character Area.

An Article 4 Direction was approved in 1993 removing permitted development rights for some development within the curtilage of a dwellinghouse; sundry minor operations; and industrial and warehouse development.

Name: **Kerrycroy**

Designated: 1971 (CA470)

Article 4: No

Appraisal: No

Detail: Kerry Croy Conservation Area was designated in 1971 and takes the form of a small estate formerly linked to Mount Stuart and built from around 1803.

The Conservation Area is situated just beyond the main exit of Mount Stuart and was built by the second marquis of Bute in the early 19<sup>th</sup> century for estate workers. The semi-detached houses form a crescent overlooking a pristine village green and beyond the sea fringed by a fine sandy bay and stone pier.

It comprises mainly of Tudor Gothic Revival semi-detached 2 storey villas, which were built in the late 19<sup>th</sup> century, symmetrically set within the area of an attractive bay. The buildings themselves have black timber features set against white harling with red tiled roofs incorporating dormer window.

The village was designed by Maria North, the wife of the second marquess of Bute who was inspired by the model of an English village. One of the key features of this Conservation Area is its well maintained appearance, its unity and cohesiveness of architectural style and lack of contemporary influences.

### Helensburgh and Lomond

Name: **Helensburgh Town Centre**

Designated: 2019 (CA675)

Article 4: No

Appraisal: Draft (2020)

Detail: Helensburgh lies on the north shore of the Clyde estuary at the mouth of Gare Loch. All sea front locations offer exceptional expansive views over the Clyde estuary towards the Rosneath Peninsula, Greenock and Port Glasgow.

The town is shaped by its natural topography of gently sloping terraces punctuated by steeper slopes. These slopes are the remnants of raised beach cliffs, an emergent coastal landform formed by a fall in sea level. The land falls approximately 70m from the Hill House down to the shore line.

The natural topography of the south facing slope provides the town with a southern coastal termination from many vantage points, and in conjunction with the grid pattern layout, is highly effective in framing vistas from axial streets terminating on the Clyde.

The town centre contains distinctive listed late 19<sup>th</sup> and early 20<sup>th</sup> century tenements of varying style and period with traditional shopfronts at ground level. The tenements are principally located to the main shopping streets of Princes and Sinclair Street where they inject scale and enrich the town centre with their varied skylines and details.

The town of Helensburgh has a formal, structured town plan based on a grid iron street pattern with broad streets that is remarkably uniform throughout. Colquhoun Square is an important civic space in the town. Its pedestrian environment makes it an important gathering place for events and day to day use.

In March 2020 Members were presented with the draft Conservation Area Appraisal and Conservation Strategy (carried out by ZM Architects on behalf of the council), who agreed to a public consultation. However due to Covid this did not go ahead at the time and remains in draft format.

Name: **Upper Helensburgh**

Designated: 1994 (CA484)

Article 4: No

Appraisal: Yes (2008)

Detail: The development of Upper Helensburgh spans the period from the beginning of the 19th century to the early 20th century. The Conservation Areas reflect the changing styles and fashions of house and garden design over this period. They portray a past way of life, one that was experienced by the new, extremely wealthy middle class arising from the burgeoning world-wide trade that was centred on nearby Glasgow.

Helensburgh's earliest road pattern was set out on a grid, with feus allocated as rectangular (usually quarter-acre) plots. By the time much building had commenced changing fashion had led to an extraordinary conjunction of architectural styles, all set within this rigid grid. The urban-rural duality created by the large urban villas in extensive estate-like gardens creates much interest.

Helensburgh is also significant in the context of the history of urban planning. Unlike other settlements, the wide-open streets and generous plots for large gardens offered a 'breathing space' not known in modern towns (Battrum, 1865). By 1865, Helensburgh

was two thirds developed – well before the Garden City movement took off in the early twentieth century.

The number of important people connected with Helensburgh, include technological inventors, famous artists, architects, poets and industry leaders and merchants. Helensburgh has been an important place of innovation, culture and the arts

Unlike the earlier, more strictly planned towns such as Inveraray or Port Charlotte (Islay), there is an eclectic mix of styles here. Architectural references range from the Greek, Italian, French and Gothic to the Scottish Baronial and the English “half-timbered” or “Shavian” look

A significant part of the character of the Conservation Areas lies in the spatial arrangement, and in the extraordinary contrast and variety, which is harmonised within a unifying framework of repeating patterns in the streetscape. It is in the coming together and in the resolution of opposing characteristics rather than in some singular or outstanding element that character and ‘sense of place’ have been forged.

The overarching pattern: Informal elements within a formal structure.

Name: **Hill House, Helensburgh**

Designated: 1971 (CA483)

Article 4: Yes (1972)

Appraisal: Yes (2008)

Detail: Hill House Conservation Area is a small area which is surrounded by the much larger Upper Helensburgh Conservation Area. The two share similar characteristics, with the most notable feature of the Hill House area being its namesake – Hill House by Charles Rennie MacKintosh – which is located adjacent to the northern boundary of the conservation area. The area also contains a concentration of outstanding Edwardian villas (the majority being listed), all formed within a distinctive grid-iron pattern of large plots reinforced by formal landscaped strips.

An Article 4 Direction was approved in 1972 covering a number of conservation areas in the then County of Dunbarton (and prior to the larger Helensburgh Upper Conservation Area being designed). This removed permitted development rights by way of development within the curtilage of a dwellinghouse, sundry minor alterations, gas undertakings and electricity undertakings.

Name: **Cardross**

Designated: 1976 (CA488)

Article 4: Yes (1975)

Appraisal: No

Detail: Cardross is a dormitory settlement situated between Dumbarton and Helensburgh. The settlement expanded when the railway was developed and a station was built around 1857 which connected the then small village with Glasgow and Helensburgh. The Conservation Area is focused at its eastern side on the cluster of buildings centred around the Kirk near to the crossing of Achnafroe Burn by Craigend. It is within this part of the Conservation Area which survives some of the early black-and-white gabled houses of the late eighteen/early nineteenth century, most notably the White House (formerly Bainfield House) on the corner of Carman Road, Bainfield, Burnside Cottage and The Cardross Inn which all exhibit a similar vernacular style.

North of Main Street at the eastern side, the Conservation Area exhibits a more open character to encompass the fields surrounding the listed Bloomhill House a Jacobean style former mansion reached from Carman Road. Auchinfroe House is also contained within this area of more open rural character where the protection of the setting of buildings is all important. Adding further visual interest to this part of the Conservation Area is Auchenfroe Burn which dissects in two this open-space component. Small Gate Lodges are a feature of the Conservation Area and commonly mark the principle entry point to the various mansion houses. The linking features often take the form of tree lined driveways entered through decorative stone gatepiers with cast iron gateways.

The southern half of the Conservation Area below Main Street and running east from Station Road exhibits a different quality. This area has been developed in a dispersed pattern incorporating a mixture of building styles and periods all contained within a cover of mature woodland. Two large bayed 2-storey yellow sandstone Victorian villas distinguish this part of the Conservation Area situated off Peel Street. Buildings of a contemporary period are also situated within the former grounds of the Victorian villas, however due to the woodland cover they do not significantly detract from the character of this part of the Conservation Area. The mature trees bordering the southern line of Main Street are also included within the Conservation Area at this point and are an important visual component contributing to the Conservation Areas character. Also of note in terms of public space on the corner of Station Road is a wall feature which rises to support a bracketed slated roof over a "Rural Seat" or sandstone resting place designed by Alexander H Paterson. This is an intimate focal feature which gives added interest to the Conservation Area and contributes to its overall character.

Name: **Rhu**

Designated: (CA487)

Article 4: Yes (1976)

Appraisal: No

Detail: Rhu enjoys a beautiful landscape setting on the east shore of the Gareloch, overlooking the Rosneath peninsula on the opposite shore, with partial views of the necklace of lights on the south shore of the Clyde, and longer views to the Isle of Arran. There are stunning views to the Arrochar Alps to the north. The domestic architecture of the villages blends old and new houses with numerous fine and listed 19th century villas, many trees and spacious gardens. The houses rise up the gentle slopes below the West Highland Railway line.

Key features include the coastal setting of Rhu Bay from the marina to the lighthouse at Rhu Point; the streetscape of large architect-designed 19<sup>th</sup> and early 20<sup>th</sup> century villas with mature gardens in an organic layout; the gateposts, boundary walls and hedges; and the significant open spaces within the conservation area. The conservation area also includes Glenarn House, listed in the inventory of Gardens and Designed Landscapes.

There is limited information available on Rhu Conservation Area and this could benefit from review.

An Article 4 Direction was approved in 1976. This removes Permitted Development rights in terms of some development within the curtilage of a dwellinghouse, sundry minor alterations, development by local authorities, gas undertakings and electricity undertakings.

Name: **Rosneath**

Designated: 1971 (CA485)

Article 4: Yes

Appraisal: No

Detail: Rosneath Conservation Area is situated on the south side of the Gare Loch on the Rosneath Peninsula. The Conservation Area is small in scale with an organic layout comprising of mainly single storey stone-built and harled white washed cottages. Most have the original slate roofs and sash and casement windows.

St Modan's Parish Church, which is A listed, occupies a prominent position on the edge of the Conservation Area and contrasts in scale and style within surrounding buildings. The open space surrounding the Church which provides its setting is an important component contributing to the Conservation Area's character.

Clachan Burn winds through the Conservation Area past an avenue of ancient yews and the ruin of the old church and graveyard (now a scheduled Ancient Monument) which contributes significantly to the overall historic character of the Conservation Area. Changes to the Conservation Area have taken place resulting in two of the original small cottages being substantially rebuilt. The traditional window styles have not always been retained, however the general group value of the buildings remain intact throughout the Conservation Area.

An Article 4 Direction was approved in 1972 covering a number of conservation areas in the then County of Dunbarton. This removed permitted development rights by way of development within the curtilage of a dwellinghouse, sundry minor alterations, gas undertakings and electricity undertakings.

**Name: Cove and Kilcreggan**

Designated: 1971 (CA486)

Article 4: Yes (1972)

Appraisal: No

Detail: Cove and Kilcreggan Conservation Area is situated on the west side of the Rosneath Peninsula. Its setting is framed by a gently curving shoreline by the waters of Loch Long looking out towards the hills of Arran and Cowal forests. The Conservation Area is of a planned coastal linear pattern running behind and parallel to the narrow quartz and boulder shore.

The houses which make up this linear strip comprise some of the finest of Victorian marine mansions with significant architectural quality and commanding fine views out to sea. Many of the houses which make up the Conservation Area are listed and represent a unique collection of mid 19<sup>th</sup> century villas which originally served as impressive summer residences for Glasgow merchants. These houses contain large gardens and ancillary buildings. The Conservation Area continues to retain a special character which owes much to the consistent high quality of the domestic architecture. This consistency of quality is in part due to the role played by the well known Glasgow architect Alexander Thomson who was employed to design many of the first houses. These houses exhibit common architectural features characteristic of Thompson such as shallow roofed towers, narrow arched windows and deep overhanging eaves.

Another interesting feature of the Conservation Area is the distinctive design of the boundary walls and wrought-iron railings which surround some of the larger mansions (such as Craighornie). Many of these walls and railings are in a poor state of repair. Also, in many of the villas, particularly in Cove, a distinctive repeating pattern of architectural detailing emerges to include a combination of steep gables, rustic quoins, arched and dropped-arched windows and decorative ironwork.

The Conservation Areas character and quality is enhanced by the contribution of detailed and distinctive architectural elements such as the stone boundary walls and wrought iron railings, shallow roofs, narrow arched windows, deep overhang eaves, steep gables and rustic quoins.

An Article 4 Direction was approved in 1972 covering a number of conservation areas in the then County of Dunbarton. This removed permitted development rights by way of development within the curtilage of a dwellinghouse, sundry minor alterations, gas undertakings and electricity undertakings.

#### Mid Argyll, Kintyre and the Islands

Name: **Campbeltown**

Designated: 1982 (CA644)

Article 4: No

Appraisal: A draft Appraisal was put together by Gray, Marshall and Associates in 2008/2009 however has not been subject to the required Member and public consultation processes.

Detail: One of the main features of the town is the listed Campbeltown Cross- a 14<sup>th</sup> Century blue/green cross with figural scenes and spirals of Celtic knotting which presides over the main roundabout on the quayside. Another prominent feature is the listed Town House with its distinctive eighteenth century octagonal clock tower. Within the main harbour area is the listed Art Deco Cinema built in 1913.

The Conservation Area includes Main Street, Kirk Street and the Harbour, with a southward extension along Kilkerran Road. The core of the Conservation Area is dominated by the white painted tower of the town hall. Many of the buildings are tenemental in style of around 3/4 storeys in height and this is a distinctive feature of the Conservation Area. There is a mixture of red and yellow sandstone buildings and some painted facades. Many of the buildings within the conservation Area are public

buildings exhibiting ornate entrance ways and decorative detailing surrounding windows and doors.

The southward extension along Kilkerran Road is more linear in settlement pattern and comprises of detached sandstone villas within a more dispersed wooded setting. These buildings front onto an area of formal open space (quarry green) which is a distinctive feature of the Conservation Area. An important treeline with a strong horizontal emphasis forms the backcloth to the Conservation Area within this southern arm.

The townscape policy area at Askomil/Dalintober within the northern arm of the town comprises mainly of individual detached Victorian villas situated within large mature garden grounds. Stone walls some over 2 metres in height are a feature in this area. Palm trees and hedgerows are also a feature within this Townscape Policy Area.

Name: **Tarbert**

Designated: 1972 (CA479)

Article 4: Yes (1980)

Appraisal: Draft (2025)

Detail: Tarbert's setting is overwhelmingly defined by local geology and topography. The deep embayment of East Loch Tarbert and the close precipitous topography of the surrounding landform completely frame the town. Topography has also served to provide a natural restrictive containment to the town's expansion, with build zones limited to developable locations.

The village centre is set out radially, in a horseshoe shape, around the head of East Loch Tarbert. The inner harbour is therefore always a primary focal point. This setting means that many of the short distance views are of the town's inner harbour panorama when surveyed from numerous vantage points within and around the conservation area (both elevated and at sea level). In contrast, Pier Road and the north eastern edges of Garvel Road offer expansive views over the outer harbour, out to Loch Fyne and to the Cowal peninsula beyond.

The village nucleus is characterised by narrow back streets and the strong continuous frontages that address the harbour. In contrast to this, Garvel Road, Barmore Road and Pier road areas are characterised by individual properties (mainly villas) sited within generous curtilages and arranged in a relaxed, semi-rural manner, enhanced by planting, rubble stone walls, and green road verges.

The working harbour is of vital importance to the local economy and is a key constituent in terms of character. The active fishing fleet, the marina to the northern pontoons and the Portavadie ferry at the Barry Point slipway, provide for constant sea traffic. The distinct character of the village centre derives entirely from its focus on the inner harbour.

The harbour frontage is formed by mainly 19<sup>th</sup> century buildings with some modern interventions, varying in scale and quality. A few brightly painted walls (blue, salmon pink, turquoise and yellow) provide for a variegated backdrop and is a key view from Barmore Road.

In March 2020 Members were presented with the draft Conservation Area Appraisal and Conservation Strategy (carried out by ZM Architects on behalf of the council), who agreed to a public consultation. However due to Covid this did not go ahead at the time and remains in draft format. Studio SJM have updated this in 2024 and the Council intends to seek Member agreement for public consultation on this.

An Article 4 Direction was approved in 1980. This removes Permitted Development rights in terms of some development within the curtilage of a dwellinghouse, sundry minor operations, temporary buildings and uses, development for industrial purposes, repairs to streets and private ways, development under local or private Acts or orders, development by local authorities, development by local highway authorities, development by statutory undertakers, use as caravan sites, and development on licensed caravan sites.

Name: **Lochgilphead**

Designated: 1973 (CA473)

Article 4: No

Appraisal: Yes (2020)

Detail: Lochgilphead was laid out as a planned village contemporarily with the building of the Crinan Canal which opened in 1801. The town's strategic position made it a convenient centre for the governance of the county, and became the administrative centre for Argyll with the headquarters at Kilmory Castle.

Lochgilphead has a character that relates to its regional importance as both a place of destination and a town visited transiently.

The principle land use is residential however, the town retains a diverse mix of civic, retail, business, industrial, health and leisure uses servicing the surrounding district,

alongside a concentration of local authority facilities. This mix of activity set within a relatively compact town is a distinctive part of Lochgilphead's identity.

The plan of the town centre is compact and coherent with the street pattern deriving singularly from the convergence of the Inveraray / Campbeltown / Oban roads. By 1811 the coastal road link had been regularised as Poltalloch Street and Lochnell Street with Argyll Street, leading to the Oban Road, laid out as the spinal stem of a T plan. The junction widened and formalised into Colchester Square by 1822. Back streets, later becoming Lorne Street and Union Street, running parallel with the main East West route soon followed. These created two grid developments further subdivided by a series of interconnecting alleys and other smaller streets running north south. This organic and quite distinctive old street pattern preserves a sense of connection to old Lochgilphead (19th Century) where these areas would have been a hive of activity. The street pattern survives unaltered and the character of the old streets has largely been preserved. Argyll Street remains as the principle shopping 'main' street with almost continuous ground floor retail units from Colchester Square to the junction with Lorne and Union Street.

The existing conservation area has four churches. Lochgilphead Parish Church is located at the north end of Argyll Street, St Margaret's Church to the east junction of Argyll Street and Manse Brae, Lochgilphead Baptist Church at the junction with Argyll Street and Union Street and the Free Church of Scotland at the corner of Lochnell Street and Manse Brae.

The principle open space is the public front green to the foreshore at the southern edges of Poltalloch Street, Colchester Square and Lochnell Street (in part). Reclaimed from the edge of Loch Gilp the Green is formed by a linear sea wall which runs east to west. The Green is important open space and an essential part of the town's character. It provides a connection to Lochgilphead's trading past where the Green was the venue for the markets and public events and offers an expansive setting to the Poltalloch Street and Lochnell Street frontages, with long outward views over Loch Gilp.

Name: **Crinan Canal**

Designated: (CA461)

Article 4: No

Appraisal: No

Detail: The Crinan Canal is a monument of national importance (as recognised through its designation as three Scheduled Monuments SM6500, SM 6501 and SM6502). It represents a significant feat of Georgian civil engineering by the eminent Scots engineer

John Rennie. The canal was engineered through difficult terrain to link the two sea lochs, Crinan and Gilp, thereby enabling ships to avoid the long and hazardous sea passage around the Mull of Kintyre. The canal has survived uninterrupted as a working waterway for almost two centuries and in that time has seen only minor changes; these include a new concrete sea-lock at Ardrishaig basin, and replacement swing-bridges.

While the SM designations run from Crinan to Ardrishaig, only around half of this (from Crinan to Cairnbaan) is also designated as a conservation area, and contains the settlements of Cairnbaan, Bellanoch and Crinan, as well as a scattering of houses between these.

Cairnbaan is a character village that grew up around the canal. It includes many structures from the 19<sup>th</sup> century which are directly associated with the canal, including locks and the swing bridge. Cairnbaan Hotel sits at the edge of the settlement. Cairnbaan also features a characterful boatyard and a key feature is the terraces of white rendered houses sitting adjacent to the canal, which have been emulated in more recent development.

Bellanoch sits at the canal's widest basin. There are a few buildings here, with the most notable one being the Old School and Warehouse.

Crinan sits at the end of the canal and conservation area, on the west coast. The village stretches further around the coast but only the portion of Crinan around the canal basin is designated within the conservation area. A particularly notable building within the conservation area is the Crinan Hotel, with an interesting idiosyncratic appearance. Other buildings, many painted white but others of exposed stone, are dotted around the canal basin

**Name: Inveraray**

Designated: 1972 (CA467)

Article 4: No

Appraisal: Yes (2017)

Detail: The Inveraray Conservaton Area is situated in the town of Inveraray, at the foot of Glen Aray, overlooking the River Aray on the western shores of Loch Fyne. The town is situated on the A83 and is the traditional county town of Argyll and ancestral home to the Dukes of Argyll. The distinctive identity of the town and its relationship to Loch Fyne and Loch Shira, has led to the town becoming a popular tourist destination.

Inveraray town itself is a planned landscape, having been set out by the Dukes of Argyll in the 18th century. The planned new town layout with the church at its centre has remained significantly intact and its importance as an example of 18th century town planning and domestic Scottish architecture is recognised in its Conservation Area status.

Much of the land around the conservation area including the town itself is part of the Inveraray Castle Designed Landscape. The policies extend along the lower slopes of the two narrow glens and the flatter land to the north of the town. The Castle stands at the mouth of the River Aray at the southern end of the bay.

The conservation area is focused on the original planned layout as set out in the mid 18th century. The survival of the planned formal layout is a very strong and significant feature of the conservation area. The main axis of the town is north-south, but the town plan went through several changes before it reached its final form. The new town was very sophisticated for the time to the extent of being planned, rather than led to organic growth.

At the south end of Main Street the road curves, following the water's edge to Newtown and beyond. Newtown Row was originally constructed in the 1740s prior to the majority of the building of the new town. Then called the Gallowgate, the cottages built here housed the Duke's masons and other employees. It is not thought that any buildings remain in Newtown from this time, except for the ruinous barn and the much altered Barn Brae garage.

The Avenue runs parallel to Main Street providing access to the more modern developments to the west and south. The Avenue is thought to date from c.1650 and was a strictly private approach road for the Castle. The Avenue marked the boundary between the Duke's estates and the new town and in 1757 the town wall was erected along the line of The Avenue. The trees forming the formal approach to Inveraray Castle were felled in 1955-7 and the street now provides a secondary route to Main Street.

Buildings are traditionally set on the roadside with narrow lang rigs or tacks stretching out behind. This is most clearly seen on Main Street West, where from The Avenue you can see the historic boundary walls dividing the tacks and also the long rear boundary of the Town Wall. Plot widths vary, presumably according to the needs of the feuar. While the houses built by the Duke are similar in size and proportion (for example the terrace at the northern end of Main Street East), those built individually vary, as seen at the southern end of Main Street East where a modest two and a half storey building is sandwiched between the three-storey George Hotel and Campbell's house on the other side.

The densely knit Main Street frontages give a strong impression of enclosure, relieved by the open aspect over the loch at the northern and southern ends of the street.

The lanes and backland areas to the rear of Main Street South and along the shore line to the east of Main Street have an informal charm which complements the formal, dense layout of Main Street and Front Street.

The tenements which were built between 1774-6 at Arkland and Relief Land are set directly on the roadside with lanes behind and have very little outdoor space.

With the majority of buildings within the conservation area being listed (including a high proportion of A-listed buildings); the adjacent internationally important and A-listed Inveraray Castle (LB11552); and the overlapping and nationally significant Garden and Designed Landscape (GDL0022), Inveraray and its environs could be noted as one of the most historically significant towns in Scotland. It is a prime (although not the only) example of where the changes to PD rights (2024) have the potential to adversely affect the integrity of the historic place.

Name: **Auchindrain**

Designated: unknown (CA459)

Article 4: No

Appraisal: No

Detail: Achadh an Droighinn/Auchindrain, just south of Inveraray in Argyll, is an example of settlement type known as a joint tenancy Township. There were once more than 4,000 such Townships: until the late 18<sup>th</sup> century, most people in the Highlands and Islands lived in a place like this. Auchindrain was the last Township to survive, to 1963. It is the only one to be preserved in anything like its complete and original form.

20 acres of infield land, on which stand 23 structures (houses, barns, byres, sheds, etc) of the late 18<sup>th</sup> and 19<sup>th</sup> centuries. All of stone construction, their condition varies from totally ruinous to good order. Roofs are of thatch, corrugated iron or tarred felt. There are 2 modern buildings - a Colt house and a reception/display centre, both of which are of wooden construction.

As well as being a conservation area, the township is A-listed.

Name: **Kilmartin**

Designated: 1986 (CA471)

Article 4: No

Appraisal: No

Detail: Kilmartin is situated within Kilmartin Glen, north of Lochgilphead, the most important prehistoric site on the Scottish Mainland. The Conservation Area village is positioned on high ground to the north and overlooking the most important prehistoric remains.

The Conservation Area is small in scale and street pattern organic in nature. Its character has been partly altered by contemporary changes in recent years. However, it has an architecturally plain but interesting village street and commands good views over Kilmartin Glen. The few important listed buildings comprise the Church, Neil Campbells Tomb and the Castle but the village generally exhibits the special character which merits its Conservation Area status.

The listed Church contains a rare collection of medieval burial slabs and crosses including a 9th century Standing Cross. Behind the Hotel and outwith the Conservation Area is a restored 16th century Castle house.

Other buildings within the Conservation Area comprise of mainly single and two storey stone faced terraced groups. Some of the properties have been re-roofed using profiled tile and modern window designs are also evident.

Name: **Bowmore**

Designated: 1985 (CA460)

Article 4: No

Appraisal: No

Detail: The town of Bowmore lies on the east shore of Loch Indaal. It is the administrative capital of Islay with a population of around 900. The town was founded in 1768 to replace the village of Kilarrow by the local landowner Daniel Campbell of Shawfield and Islay following the desire to remove the original settlement from the sight of large residencies, in this case Islay House by the head of Loch Indaal.

The town is “planned” in concept with the Conservation Area component comprising the principle core section being laid out in grid-iron plan with Main Street running a distance of about 300 metres from the imposing circular parish church down to the stone quay. The more important axial streets are at right angles to Main Street though

Shore Road is curved to reflect the line of the shore. The shape of many of the original feus is shown by the garden walls running back from the main frontages. The original grid-iron plan of the town remains virtually intact. The quay, square, and wide Main Street form an axis crossed at right angles by Shore Street and Flora Street with High Street on one side only of the Church. The grid is completed by narrower streets on the periphery of the original settlement, linking High Street with Shore Street on one side and Flora Street and School Street on the other. The Distillery (the first of the legal Islay Distilleries) founded in 1779, and still occupying its original buildings, is situated at the lower western part of the town.

The striking focal features of the town include the “listed” parish church (or Round Church) built in 1767; it is circular in plan with a rectangular porch and tower looking down Main Street. The commanding position of the Church has been compared to that of the church at Inveraray. The Distillery also is a prominent focal feature of the town with its pagoda style roof design.

The Town Hall Building in Main Street is late 18<sup>th</sup> Century Georgian with a semi classical doorway. The original houses of which there were about 110 by 1793 have all been altered to some degree or in cases, rebuilt. The oldest surviving buildings are the refurbished 2 storey former semi domestic warehouses at the foot of Main Street adjacent to the Quay, with their external stairs to upper floors.

Much of the original character of the Conservation Area still remains. This comprises of predominantly 2 storey terraced houses with mainly white painted facades and painted window bands in contrasting colours. Roofs tend to be mainly slated or have artificial slates, however some profiled tiled roofs exist within the Conservation Area core which does not help to retain the harmonious appeal of the townscape character. Roof dormers are evident on Main Street and are mainly pitched roof design and slated, which enable them to blend in well to the Conservation Areas’ overall character. In Jamieson Street East and West, the characteristic building scale changes from 2 storey to a mixture and 2 storey and single storey with no dormer window features evident.

Name: **Port Ellen**

Designated: 1972 (CA476)

Article 4: No

Appraisal: No

Detail: Port Ellen is a planned town founded in 1821 by Walter Frederick Campbell and named after his wife, Ellinor. The town was originally to be a port, the base for a fishing fleet and the trading centre for the former parish of Kildalton and Oa. The almost

crescent shaped bay of Loch Leodamais gives the town its attractive setting and provides it with the only really safe haven on the south west coast of Islay.

The Conservation Area covers the core area of the town along with the crescent shaped bay feature. The original town plan provided for a crescent (Frederick Crescent) a number of terraces of houses fronting Leodamains Bay, with two principal streets radiating from the crescent namely Charlotte Street running northeastwards past Port Imeraval towards the Oa and Bowmore and Lennox Street running westwards parallel with the coast towards Lagavulin. This plan remains virtually unchanged apart from the additional contemporary housing behind the Frederick Crescent climbing up the surrounding hill and spreading towards and along Port Imeraval. The now redundant Port Ellen Hotel and the former Police Station are situated between Frederick Crescent and the Bay.

It was not until the 1830's after the opening of the Port Ellen Distillery in 1827, that a significant number of houses were built and occupied within the town and it was not until 1888 and 1898 that the last houses in Charlotte Street were built.

The predominant building style within Charlotte Street are 2 storey terraced houses without dormers but with skewes and mainly painted white, cream or yellow. The architectural style is very plain with predominantly slated roofs and some modern window styles being evident. The unity of the design is only departed from by the 3 storey White Horse Hotel at the start of Charlotte Street. Window banding in many cases has been picked out in a contrasting colour and few modern alterations are evident on the uniformly plain front elevations.

Frederick Crescent again comprises of predominantly 2 storey terraced houses mainly painted white and with slated roofs, however a distinctive feature of the Crescent are the piended dormer windows. The southern end of the Crescent changes in style to single storey terraced rows of formerly fishermens cottages.

Name: **Port Charlotte**

Designated: 1974 (CA475)

Article 4: Yes (1993)

Appraisal: No

Detail: Port Charlotte is situated on the Rhinns of Islay. It is a key example of an early 19<sup>th</sup> century planned village and was founded in 1828 by Walter Frederick Campbell. It is one of Islay's most attractive and harmonious Conservation Areas and is known locally as the Queen of the Rhinns (rhinns is derived from the Gaelic word for

promontory). The Conservation Area was given Outstanding status in 1974. The village was originally designed to serve as a base for a fishing fleet and a distillery as well as a centre for island commerce and services. The original plan of the village, which includes the majority of the present Conservation Area, consists of terraces of houses in a curvilinear pattern on the west side of the road to Portnahaven running down to and fronting onto the shore of Loch Indaal. The original somewhat irregular plan of the village remains virtually intact and partly because it is so suited to the site, the village exhibits an impressive character.

The main characteristics of the Conservation Area are the short, compact streets of symmetrical two-storey, terraced houses with slated roofs without dormer windows, and walls generally smooth rendered and painted in white, light creams and green. Skews and plain chimneyheads are evident throughout. The window banding around window openings in many cases have been picked out in a contrasting blue, grey or green. Some modern window styles have been introduced to replace the traditional timber, 4 pane or the 12 pane design.

Some tiled roofs are evident but generally very few unsympathetic alterations or additions have taken place to the front elevations of the buildings which overall display a unity of style unaffected by gap sites. Distillery buildings, individual houses, the stone pier and important open spaces in the form of large areas of garden allotments are also included around the fringes of the Conservation Area and contribute greatly to the villages' character.

**Name: Portnahaven / Port Wemyss**

Designated: Unknown (CA477)

Article 4: No

Appraisal: No

Detail: Portnahaven and Port Wemyss are situated at the southern tip of the Rhinns of Islay, seven miles south of Port Charlotte. The villages are both "planned" and were built in the 1820's and 1830's by Walter Frederick Campbell with fishing and crofting as the main employment. Within the village the traditional pattern of small crofting fields are still very evident and is an important feature to be protected from development.

Port Wemyss is an unusual settlement situated within a rocky and open setting. Building started in 1833 and 34 of the houses were occupied by 1834, this rapid development being attributed to the attraction of the village as a fishing port. A tightly grouped village with a "D" shaped settlement layout to fit the site characteristics, its mainly white painted terraced houses are a haphazard mix of 1, 1½ and 2 storeys and

roofing materials vary greatly. Nevertheless, all are stone built, most being rendered and traditional form and design predominates. However there have in places been significant intrusions of modern window styles and re-roofing using modern tiles. The village is almost ringed by garden plots or small crofting fields, all important key environmental features which contribute to the villages' setting and any building on these could detract from the unusual and informal character of the Conservation Area.

Dormers and in some cases ½ dormers, are a feature of the terraces which in the main because of their tiered layout, all have views out to sea. Skews are a detailed but important and predominant feature of the roof design.

Portnahaven has existed as a port and fishing village as early as the 18<sup>th</sup> Century and had historically been used as a point of departure for Ireland. During this period, the houses were of poor quality and grouped around the bay. The existing village was founded in the 1820's and consists mainly of several irregular rows of white painted and rendered terraced cottages strung along the steep slopes of a narrow bay in a horseshoe layout. Most buildings are similar in style to those in Port Wemyss although the unique and inspiring setting with impressive views gives Portnahaven a more striking appearance. Again the terraces are a mixture of 1, 1½ and 2 storeys with slated roofs, mainly rendered and painted white with piended dormers. A few additions in the form of porches have been made to the front elevations of some terraces which tends to erode their uniform character and harmonious appeal. Banding around windows are often picked out in a contrasting colour and some traditional windows have been replaced by modern designs.

Name: **Keils, Jura**

Designated: 1985 (CA469)

Article 4: No

Appraisal: No

Detail: Keils is a small crofting township which is now mostly dilapidated. The Conservation Area has two special attributes. Firstly, although not recorded until the 19<sup>th</sup> Century, it is laid out organically as a nucleated but irregular "clachan", an ancient settlement form which predates the crofting system. Secondly, most of the buildings are built in the older vernacular style which included a dry stone construction with originally turfed or thatched roofs on timber frameworks. For these reasons the village is almost unique in Scotland and most of the buildings are listed despite their now dilapidated conditions. There are variety of buildings within the complex, including former houses, byres and sheds. Most now comprise of the remains of drystone walls with the roofs having previously been supported by "cruck" frames and employing turf,

straw or heather thatch although some could have been replaced by corrugated iron in the early 20<sup>th</sup> Century.

The future of the vernacular structures presents problems, and is in question due to their dilapidated condition. The listed building and Conservation Area status has not been sufficient in itself in ensuring the long term maintenance and repair of the buildings. The need for regular repair and replacement of thatch requiring specialist skills which are becoming increasingly hard to find, being key to the long-term retention of these important traditional buildings. However, the existing designations should form a basis for a detailed investigation into the possibilities for action subject to the necessary resources being available.

### Oban, Lorn and the Islands

Name: **Lorn Furnace**

Designated: 1984 (CA474)

Article 4: No

Appraisal: No

Detail: The Conservation Area of Lorn Furnace is located a few miles to the north of the village of Taynuilt and borders onto Loch Etive. This dispersed settlement was founded by Cumbrian ironworkers in 1753 and centres on the now restored Bonawe Iron Furnace which is a Scheduled Ancient Monument and an important feature of Industrial Archaeological Heritage.

A whole series of buildings are dispersed throughout the Conservation Area which has a woodland character, to include a traditional two storey terraced row, whitewashed with slated roofs and a 2 storey partially vacant stone building to the north.

An important element of the Conservation Areas character is the relationship between the buildings and the large areas of informal estate like open space in providing a key environmental feature which should be retained.

Name: **Tobermory**

Designated: 1972 (CA480)

Article 4: No

Appraisal: No

Detail: Tobermory is Mull's main town and is situated in the attractive setting of the sheltered anchorage of Tobermory Bay backed by a steep sided wooded bluff. It is the "capital" of Mull and had a population of 980 at the time of the 2001 Census.

The harbour fronting along the crescent shaped Main Street is a parade of multi-coloured facades comprising guest houses, restaurants, shops and houses.

The town which is a planned settlement, was founded as a fishing village in 1789 by the British Fisheries Society which leased the land from the Duke of Argyll. However, because of the towns' distance from the best fishing grounds, its use as a fishing harbour was never fully realised. As originally conceived, the commercial premises of the town were situated on the waterfront (Main Street) with the former fishermen's houses on the terraces above, the whole layout being dictated by the narrowness of the town's frontage and the steep rise to the upper part of the town. The upper part of the Conservation Area in the vicinity of Argyll Terrace is laid out in a classic grid pattern commanding spectacular views over the sheltered bay. It mainly comprises of small plots with houses, gardens and some ground which was originally used for cattle grazing.

The attraction of the Conservation Area owes much to its setting around the steep slopes of the bay which functions as a striking natural harbour screened by the low island of Calve. The setting is much enhanced by the quality of the town's built form itself, together with the extensive mature native woodlands to the north and south. Main Street is characterised by predominantly two and three storey buildings of the mainly early 19<sup>th</sup> century, which have slated roofs (some with dormers) and are mostly smooth rendered and painted in a wide variety of colours including blue, yellow and red. Windows have the traditional vertical emphasis and are often picked out with a painted window banding of a different colour, often white, cream or black, thus contrasting with the rest of the façade. An important backdrop to Main Street is provided by mature native woodland.

Argyll Terrace situated behind the woodland and running parallel to Main Street at a higher level is lined by houses of predominantly similar design but mainly 2 storey. The streets to the west of Argyll Terrace are also situated within the Conservation Area. They are laid out in geometric grid pattern and are clearly an integral part of the original "planned" village. Most are in residential use of traditional design and of one or two storeys. Another important component of the Conservation Area's character but secondary to the main terrace pattern, are the several attractive detached Victorian villas scattered around the upper slopes above the harbour, situated within large stands of mature trees which together contribute greatly to the setting and enclosure of Tobermory Bay.

Name: **Dervaig**

Designated: 1986 (CA463)

Article 4: No

Appraisal: No

Detail: The village of Dervaig was founded as a planned village in 1799 by MacLean of Coll and contained originally around 26 houses with gardens and common grazing. It is situated beside narrow Loch Chumhainn and is distinguished by the unusual Irish style pencil shaped spire and round tower of Kilmore Church. Also of interest within the core of the Conservation Area within the Main Street are the distinctive pairs of single storey cottages tightly grouped together and built on either side of the main roadside. Many of these houses have access to common hill grazing.

The cottages comprise of small stone built and slated properties many having a whitewashed finish. Their character is complemented by a large house at the focal end point of the Main Street. The Conservation Area includes much of the open space and woodland surrounding the village which contribute to its fine setting.

There is a need to retain wherever possible the spaces and garden grounds between the buildings as this inter-relationship is an important characteristic of the Conservation Area.

Name: **Iona – Baile Mor**

Designated: 1973 (CA468)

Article 4: Yes (1975)

Appraisal: No

Detail: Baile Mor is the island of Iona's main village. The Conservation Area comprises of the village core of Baile Mor as well as the various listed buildings and schedule monuments and their setting, together with other associated buildings such as the pier, the church hall and school.

The main core of the Conservation Area consists largely of a single row of mainly traditional single and two-storey terraced and detached cottages situated behind the shore and fronted by garden areas enclosed by stone walls. The cottages are varied in architectural detail and mainly stone faced with slated roof, gabled timber porches, plain chimneyheads and skews. A few garden plots and small fields are enclosed

within the village area in the vicinity of the Parish Church, and they relate closely to the important listed buildings in terms of providing a landscape setting.

Around the village core near to the pier area is situated a small grouping of mainly 2 storey buildings to include houses and guest houses fronting onto a small triangular grassed area of informal open space. This inter-relationship of open space to buildings is an important component of the Conservation Area.

Views out to sea and of the Abbey and other monuments are also an important element of the Conservation Areas attraction.

Iona is covered by two Article 4 Directions, both dating from 1975. The first covers the Island of Iona and removes some permitted development within the curtilage of a dwellinghouse, as well as use as caravan sites and development on licensed caravan sites. The second covers the conservation area and further removes development within the curtilage of a dwellinghouse; sundry minor operations; agricultural buildings, works and uses; development for industrial purposes; repairs to private streets and private ways; development under local or private Acts or Orders; development by local authorities; development by statutory undertakers; development by mineral undertakers; development sanctioned by Government Department; peat; and development by planning authorities.

Name: **Kilmoluaig**

Designated: Unknown (CA472)

Article 4: No

Appraisal: No

Detail: Tiree's landscape is unique among the Inner Hebrides. It is significant in terms of scenic qualities – big skies, beautiful beaches and machair, but it is also an important agricultural resource for its crofting community.

Kilmoluiag Conservation Area comprises 2 A-listed thatched cottages – 3 Kilmoluaig (LB17857) and 13 Kilmoluaig (LB17859). Various other houses are now present in the conservation, most if not all likely having been built since the conservation area designation.

There is insufficient information available on this conservation area and it this may benefit from a review.

Name: **Cullipool**

Designated: 1984 (CA462)

Article 4: No

Appraisal: No

Detail: Cullipool is the main, former slate village within the island of Luing. The Conservation Area exhibits a predominantly organic settlement pattern and comprises distinctive white cottages built by the slate company in the early 1800's. Quarrying ceased here in 1965 and the village now is a location for some tourism and also lobster fishing.

The dominant building style is single storey, terraced rows of white painted cottages, with mainly slated roofs (some still corrugated) and plain chimneyheads. No skew features are evident as part of the roof design. There are a mixture of window styles including the traditional 6 pane top and lower sash. Velux windows exist in many cottages to the front and rear roof slopes. Most of the buildings within the Conservation Area are listed, including the Church which sits apart on an elevated site overlooking the village core.

Important elements of informal open space exist within the Conservation Area and it will be important to retain these areas.

Further, more up to date, appraisal has been provide as part of Luing Local Place Plan.

Name: **Toberonochy**

Designated: 1984 (CA481)

Article 4: No

Appraisal: No

Detail: Toberonochy is situated within the island of Luing and is a former slate village similar to Cullipool, however Toberonochy lies on the more sheltered east coast of the island, 3 miles south-east of Cullipool. The Conservation Area comprises of distinctive mainly single storey, white painted cottages built by the slate company in 1805, nestling below a ruined listed church.

Similar to Cullipool, Toberonochy exhibits a predominantly organic street pattern centred around a nucleated village core. The built fabric is showing signs of deterioration with the white painted and rendered building walls requiring repainting in places.

The roofing material is mainly slate with some flat roofed single storey rear extensions. Modern velux windows are evident to some front and rear roof slopes. Informal open space is an important feature of the Conservation Area to retain and in particular its interrelationship with the building form.

Trees are also an important element within the Conservation Area making an important contribution to the villages' landscape character and setting and should be retained wherever possible.

Further, more up to date, appraisal has been provide as part of Luing Local Place Plan.

Name: **Ellenabeich**

Designated: 1973 (CA466)

Article 4: No

Appraisal: Yes (2019)

Detail: The Slate Islands comprise the islands of Easdale, Luing, Seil and Belnahua on the west coast of Argyll.

The bedrock of the Slate Islands comprises some of the oldest sedimentary rock (Dalriadan) that has been exposed in the British Isles. The name "Easdale" is generally used to refer to the whole group of quarries off the west coast of Argyll. Easdale Slate is blue- black with a rippled surface.

Ellenabeich is a significant and early example of a planned industrial settlement surviving largely intact. It is the largest village on the Island of Seil. It responds to its coastal location, built on the viable land available, with the high cliffs of Dun Mor (106 metres) bounding the village to the north. The dense settlement pattern accommodated the quarrying process by providing easy access to the quarries and piers.

Tangible remains of quarrying activities are highly significant as they show how the industry changed and adapted over the years. Quarries became worked out or flooded and new quarries were opened up, the tramways were extended, then later removed, and new buildings erected on quarry waste. This shows the symbiotic uses of industry and housing changing together in a planned way

The main planned settlement of Ellenabeich has a dense urban form. From the eastern end of this, views are afforded past the cottages to an open triangle of ground and the sea beyond. The 19th century slate workers cottages form narrow linear streets. The

houses are sited very close to the road, with little or no immediate garden areas. Some houses feature detached gardens, which form the north boundary to the approach to the village, with high slate walls.

**Name: Easdale Island**

Designated: 1973 (CA465)

Article 4: No

Appraisal: Yes (2019)

Detail: The Slate Islands comprise the islands of Easdale, Luing, Seil and Belnahua on the west coast of Argyll.

The bedrock of the Slate Islands comprises some of the oldest sedimentary rock (Dalriadan) that has been exposed in the British Isles. The name “Easdale” is generally used to refer to the whole group of quarries off the west coast of Argyll. Easdale Slate is blue- black with a rippled surface.

Easdale was the first of the slate island villages to be developed, with the first cottages built in the mid-18th century with thatched roofs and no glazing. Later, cottages were slated with small seconds.

The organisation of dwellings within the village of Easdale is not as systematic as in the neighbouring conservation area village of Ellenabeich. Houses are grouped together round greens, built on flat land backing a low hill within easy access of the quarries. Tangible remains of quarrying activities are highly significant as they show how the industry developed over the years. Quarries became worked out or flooded and new quarries were opened up, the tramways were built then later removed.

There are no vehicles on Easdale Island. Local residents store wheelbarrows at the ferry terminal to assist them with carrying their belongings to their houses. The narrow pedestrian paths are covered with pieces of slate, and provide the main routes around the island. Access to many of the houses however is across greens, of which there is a large square one on the left after departing the ferry, and further smaller ones are dotted around between the houses. Where new houses have been built to the north-east of the island a respect for the traditional landscape pattern has been maintained, with further greens incorporated into the landscape design here.

Behind some of the terraces of houses, to the east of the island, are two flooded quarries. The houses are sited with their back gardens leading right up to these.

The traditional form of the cottage is single-storey with pitched slate roofs featuring chimneys, and gable ends. Porches did not feature as part of the original house form. Traditional window openings were small with timber sash and case windows, and doorways were low and wide. Although most are terraced, some detached cottages can also be seen. The cottages are generally finished in white render.

### Funding Schemes

Some of the conservation areas within Argyll and Bute have benefitted from funding from the National Lottery and Historic Environment Scotland. These were/are under the following schemes:

- Townscape Heritage Initiative (THI)
- Conservation Area Regeneration Scheme (CARS)
- Heritage and Place Programme (H&PP)

Due to the town centre nature of these, this is an area of crossover with Topic Paper 15: Town Centres and Retail.

**Campbeltown** - From 2007-2021, working in partnership with the community, private and social enterprise, Argyll and Bute Council delivered an extensive programme of heritage led regeneration in Campbeltown town centre. The £10million programme was delivered by a small team of local people based in a town centre office and included 2 rounds of CARS funding and a THI.

Between 2019 and 2024, a Shopfront Improvement Scheme awarded over 80 grants to local businesses for works such as timber repairs, new signage and painting.

Highlights from the Campbeltown regeneration projects include:

- The £2M repair and conservation of Campbeltown Town Hall leading to an asset transfer and a high quality community facility.
- The conservation and repair of the derelict Old Schoolhouse that became Campbeltown Backpackers hostel.
- Repairs to 11 prominent tenement buildings leading to a number of vacant commercial and residential units being brought back into use whilst safeguarding existing homes and businesses.
- Extensive traditional skills training and education programme that helped to upskill local contractors, building professionals and members of community organisations.

- Close working with colleagues including Housing Services who also provided grant funding towards CARS and THI funded projects. This work helped with the formation of over 30 Owners Associations in tenement properties leading to planned maintenance and repair.
- At the 2020 SURF Awards Campbeltown town centre won Scotland's Most Improved Place

**Inveraray CARS** was completed on 31<sup>st</sup> March 2018. It was a very successful heritage led regeneration project which helped to significantly improve the appearance of the town, improve the environment within the buildings for residents and to turn around some of the more acute examples of dampness caused as a consequence of water ingress.

Significant repair and conservation works were completed at five priority building projects:

- Arkland
- Relief Land
- Chamberlain's House
- Old Temperance Hotel
- Town House

**Lochgilphead CARS** was launched in April 2020 and is due to end on the 31st March 2026. The scheme builds on the success and complements an extensive programme of regeneration activity in the town centre which includes the regeneration of Lochgilphead Front Green and public realm improvements.

The main focus of the CARS has been the repair and restoration of a number of prominent tenement buildings in and around Colchester Square and the south end of Argyll Street. In total, 6 Priority Building projects will be delivered, together with 3 traditional shopfront reinstatements. In addition to this a number of Small Grant Repairs have been carried out and over 20 businesses have benefited from 3 phases of shopfront improvements.

To date, the CARS Traditional Skills Training Programme has delivered 15 training courses in Lochgilphead ranging from one-day Lime Pointing training to four Traditional Skills Demo Days that have been attended by over 300 high school students. The Education budget has been used to; raise awareness of the historic environment, deliver a number of community events and provide training opportunities for young local people.

**Dunoon CARS** was completed in July 2023. Dunoon also benefitted from a new shopfront improvement scheme. Priority buildings were identified for structural and external fabric repairs, including works to repair roofs, rainwater goods and stonework.

Major repairs were completed at 3 priority buildings:

- 35 Argyll Street
- 81-87 Argyll Street
- 65-67 Argyll Street

**Rothesay** benefitted from two rounds of THI. The first THI was between 2011 and 2016 following which the council recognised the need for greater economic development and regeneration activities within Rothesay. Rothesay TH2 finished in 2024 however regeneration and preservation continues. The transformation projects and regeneration team are actively supporting efforts to address some of the priority buildings in Rothesay including the Pavilion. Rothesay also benefited from the Shopfront Improvement Grant Scheme between 2011 and 2016.

Key projects within Rothesay have included:

- Rothesay pontoon project
- Rothesay Pavilion (A listed, on Buildings at Risk Register)
- Winter Gardens Discovery Centre
- Properties on Victoria Street

**Helensburgh CARS** is ongoing, as part of Round 8 of the CARS schemes (2019 to 2025). A new town centre conservation area was designation in Helensburgh immediately prior to the application for this grant. The project is due to be completed in March 2026.

The most notable difference (in terms of the Local Development Plan) between the former Conservation Area Regeneration Scheme and the current Heritage and Place Programme is that the latter does not require to be within a conservation area.

Argyll and Bute Council currently has one Heritage and Place Programme ongoing in Tarbert. The development phase of the regeneration scheme has concluded and delivery phase applications were submitted in 2025. These applications sought £1m from Historic Environment Scotland and £850,000 from the National Lottery Heritage Fund. In February 2026 the £850,000 from the National Lottery Heritage Fund was confirmed. Match funding of circa £650,000 would require to be provided over the

course of the programme. The council aims to deliver the Tarbert Heritage and Place Programme between 2026 and 2031.

### Conservation Area Consent and Planning Permission

Conservation area consent is required to demolish a building within a conservation area. This means the total or substantial demolition of a building rather than removal of minor parts such as porches which can generally be classed as an alteration and by dealt with through the planning consent process. Exemptions are as per Appendix 3 of the [Historic Environment Circular](#)).

This consent is assessed under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. In a case determined under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Development Plan (NPF4 and LDP) does not carry the primacy afforded by section 25(1) of the Town and Country Planning (Scotland) Act 1997 (i.e. the determination does not require to be made in accordance with the Development Plan), however the Development Plan can still be a material consideration.

Under the Planning (Listed Building Consent and Conservation Area Consent Procedure) (Scotland) Regulations 2015, Historic Environment Scotland must be consulted on applications for conservation area consent.

Planning permission will be required for development in conservation areas. There are fewer permitted development rights within conservation areas however the 2024 Amendment Order to the GDPO has created new PD rights within conservation areas such as replacement windows (including uPVC windows) on some elevations and subject to meeting specific criteria. The 2024 Amendment Order also allows the installation of solar panels on rear roofs within conservation areas. In determining planning applications (under section 25(1) of the Town and Country Planning (Scotland) Act 1997) there is a statutory requirement to determine the application in accordance with the Development Plan unless material considerations indicate otherwise.

### Recent Changes to Permitted Development rights in conservation areas

Changes to the General Permitted Development Order (GPDO) in May 2024 extended Permitted Development Rights to windows within conservation areas. Windows on the back of a property (rear elevation) or side of property (side elevation) which does not front a road within a conservation area can be replaced or altered utilising permitted

development rights. Additionally, solar panels are now permitted on dwellinghouses (not flatted dwellings) in a conservation area provided that the solar panels and equipment are mounted on a rear elevation or a side elevation if that side elevation does not front a road.

These changes have the potential to undermine the works (and funding) mentioned in the funding schemes section above, as well as damage the special architectural or historic character of a conservation area, particularly one of high interest such as Inveraray. These changes are not fully in alignment with NPF4 policy 7 (d) which requires that suitable materials be used, as uPVC is included within these permitted development rights. The council therefore needs to give consideration to whether any new Article 4 Directions are required to remove these PD rights in particular conservation areas.

### **Scheduled Monuments**

Scheduling is the process that identifies, designates and provides statutory protection for monuments of national importance as set out in the Ancient Monuments and Archaeological Areas Act 1979. Scheduling aims to preserve the most significant sites and monuments in the form in which they have been passed down to us today. Designating a site or place as a scheduled monument recognises its cultural significance at a national level. The cultural significance of a monument can be found in its artistic, archaeological, architectural, historic, traditional, aesthetic, scientific and/or social interest

There are 795 Scheduled monuments in the Argyll and Bute planning authority area (which excludes the area covered by the Loch Lomond and Trossachs National Park area).

Historic Environment Scotland noted in their evidence submissions dated 9<sup>th</sup> February 2024 that the quality of the scheduling records within the Argyll and Bute Council area are generally good. A project that ran during 2013 reviewed and amended the records for a number of existing scheduled monuments in Argyll and Bute and added a significant number of new sites to the schedule. In addition, there was an earlier project in 2003 which focused on monument on Mull. However, there are still some old records that have not been subsequently amended, with the earliest unamended records dating to 1930s. There are 37 such records, a relatively large number compared to other Local Authority areas. In addition, there are 281 records that date from between 1940 and 1990.

### Key Characteristics

The type of scheduled monuments ranges from churches and chapels (including St. Mary's at Tobermory), to castles (including Tarbert, Dunoon and Dunstaffnage), the iron furnace at Bonawe, depopulated settlements (such as Rhoail), lime kilns, quarries, quays, forts and cairns.

The associated challenge with many of these scheduled monuments is to preserve their setting insofar as reasonably practical. This is particularly the case in countryside and edge of settlement locations.

NPF4 policy on SM settings [Policy 7(h)(ii)] requires that "significant adverse impacts on the integrity of the setting of a scheduled monument are avoided". It is therefore unlikely that further LDP policy would be required in this regard.

### Scheduled Monomument Consent

The requirements in relation to the Scheduled Monument consent process are set out in the Scheduled Monument Consent Procedure (Scotland) Regulations 2015. Section 9 of the 1997 Listed Buildings Act sets out that where a building is both listed and scheduled (dual designated), the scheduled monument consent legislation takes precedence, and the other legislation is disapplied. Applications for Scheduled Monument consent are made to Historic Environment Scotland and are not dealt with by the planning authority.

Where an application for planning permission would affect the setting of a Scheduled Monument, under section 25(1) of the Town and Country Planning (Scotland) Act 1997) there is a statutory requirement to determine the application in accordance with the Development Plan unless material considerations indicate otherwise. Additionally, under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 HES must be consulted on the proposal.

### **Gardens And Designed Landscapes (GDL's)**

Gardens and Designed Landscapes (GDL's) are sites of national importance, for which HES selects nationally important sites for the Inventory under the Ancient Monuments and Archaeological Areas Act 1979.

Gardens and Designed Landscapes are assessed against seven value-based criteria:

- Artistic interest
- Historical interest
- Horticultural interest
- Architectural interest
- Archaeological interest
- Scenic interest
- Nature conservation interest

Given the criteria is not solely related to the historic environment, but encompasses scenic and nature conservation criteria, these designations and applicable Development Plan policy will have a degree of overlap with landscape and biodiversity policy areas.

There are 19 Gardens and Designed Landscapes in the Argyll and Bute planning authority area (which excludes the area covered by the Loch Lomond and Trossachs National Park area). These are:

- Ardanaiseig House (GDL00018)
- Achamore House (GDL00005)
- An Cala (GDL00013)
- Ardchattan Priory (GDL00019)
- Arduine Gardens (GDL00025)
- Torosay Castle (Duart House) (GDL00376)
- Inveraray Castle (GDL00223)
- Ballimore (GDL00041)
- Duntrune Castle (GDL00163)
- Mount Stuart (Kirrienvin) (GDL00291)
- Islay House (GDL00228)
- Glenarn (GDL00193)
- Colonsay House (GDL00106)
- Crarae (GDL00118)
- Castle Toward (GDL00097)
- Linn Botanic Gardens (GDL00401)
- Arkinglas and Strone (GDL00022)
- Achnacloich (GDL00007)
- Stonefield Castle Hotel (GDL00350)

The largest and most significant of these is Inveraray GDL (GDL00223) which HES note to be “one of the mostly grandly conceived and culturally significant designed

landscapes in Scotland reflecting over 300 years of landscape intervention and evolution by the Earls and Dukes of Argyll. The parklands, woodland plantations and key buildings within the policies have been orchestrated around the castle on a vast scale taking full advantage of the rugged natural topography and inland sea setting. Guided by the hand of numerous important designers including William and Robert Adam, William Boucher and Walter Patterson, Robert Mylne and Roger Morris, Inveraray is an archetypal example of the 'Sublime' in Scottish landscape. The planned town of Inveraray is an integral and indivisible component of the Inveraray designed landscape. Built largely between 1750 and 1800, it embodies improvement ideals of the Scottish Enlightenment and is among the country's earliest experiments in town planning." It is considered to have outstanding Artistic, Historical, Architectural, Scenic, and Nature Conservation interests, as well as High Horticultural and Archaeological interests.

Sites included in the Inventory of Gardens and Designed Landscapes don't have the statutory protection that listed buildings and scheduled monuments do. Inventory status does, however, mean that a site's cultural significance can be taken into account in the planning process. Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 HES must be consulted on planning applications which might affect a GDL, and (under section 25(1) of the Town and Country Planning (Scotland) Act 1997) there is a statutory requirement to determine the application in accordance with the Development Plan unless material considerations indicate otherwise.

GDL's are an area of crossover, also considered within Topic Paper 11: Green and Blue Infrastructure.

### **Historic Marine Protected Areas (HMPA's)**

Historic marine protected areas identify marine historic assets of national importance which survive in Scottish territorial waters. These can be wrecks of boats or aircraft or more scattered remains, such as groups of artefacts on the seabed from a submerged prehistoric landscape.

According to Our Past, Our Future (HES) there are 8 of these in Scotland.

There is 1 MPA in Argyll and Bute - Duart Point Historic MPA (HMPA7), which was added in 2013.

The marine historic asset located within the Duart Point Historic MPA is the remains of a vessel lying wrecked on or in the seabed believed to be that of a small 17th-century warship, probably the *Swan*, sent by Oliver Cromwell as part of a Commonwealth

flotilla of ships to capture Duart Castle, Mull, in 1653. The remains lie at a depth of approximately 8-10m below chart datum close to Duart Point, a rocky promontory on the Isle of Mull shore, close to the southern entrance to the Sound of Mull. The site of the wreck is overlooked by Duart Castle.

When preparing local development plans; marine plans; and fisheries management plans relevant to this location, as well as other programmes, policies and strategies, public authorities must take account of the preservation objectives for the Duart Point Historic MPA.

### **Battlefields**

None in Argyll and Bute.

### **World Heritage Sites**

None in Argyll and Bute.

### **Archaeology**

If a proposed development sits on a site which has possible archaeological importance then it is possible that planning permission etc. might be approved with a condition for archaeological work/excavation to be undertaken prior to the start, or during the project. This would ensure that any development does not damage or destroy any possible archaeological remains. If archaeology is found this does not necessarily mean that the development cannot go ahead, but by carrying out the archaeological survey it ensures that the archaeology is properly recorded and, if necessary, preserved.

The West of Scotland Archaeology Service (WoSAS) provides expert advice on the impact of development on archaeological sites.

## **Local Place Plans**

### Luing

Luing forms part of the slate islands and contains two conservation areas: Cullippol and Toberonochy.

Luing Community Trust has, in the absence of there being a full Conservation Area Appraisal and Management Plan for either Cullippol or Toberonochy, defined the key characteristics of each of these areas and these are included below.

#### **CULLIPOOL**

*General description: Cullipool sits on low lying ground between the western shore of Luing and a steep escarpment to the east. It is accessed from the south by public road and until recently could be accessed on foot from the north along a coastal path which has now collapsed into the sea. There is also a foot path from the east which passes the village's former church. The escarpment has been extensively and historically quarried for slate, creating a dramatic post-industrial topography of quarried pits and bowls. The conservation village sits between two flooded pits, the larger to the south. The northern edge of the village peters out into former quarry pits and spoil heaps from slate workings which closed permanently in around 1965.*

*The shore line here has seen substantial change over recent centuries, both through human excavation at the quarries, through traditional coastal defence using spoil from the quarry at the beach head, and through erosion from the sea since the closure of the quarry.*

*The northern edge of the village is not clearly defined, and while the northern flooded quarry pit sits within the conservation area there is a sense that the physical end to the village is the ruined building to the furthest north west of the village, and the rough turning area in front of it. The backdrop of the later quarry working here has a strong influence on the character of this open area, although these escarpments and spoil heaps sit outside the conservation area itself*

*Key characteristics: The historic village consists of around a dozen short terraces of single storey white rendered workers cottages, which are between two and 5 cottages long, with other stand alone cottages in between, some of which were converted from industrial buildings more directly associated with the workings of the quarries. The terraces are arranged informally and there is an organic growth pattern which may have related to the development and evolution of the quarry works. In some instances*

*terraces align on either side of the road to form short streets. Elsewhere they open out on to open informal more open spaces between the houses.*

*The public realm typically runs all the way up to the front doors of the houses, with a narrow pavement running in front of the houses, often paved in slate slabs. Some houses have a small fenced area in front of them separating the street from private garden. Most houses have enclosed gardens to the rear and many have substantial extensions in to their gardens.*

*The built forms of the houses are defined by a consistency of scale, with white painted masonry walls, 45 degree pitched dormer-free slated roofs, and consistent sizes of chimney with single flue/pots. Typically roof spaces are occupied and lit with roof lights; windows are set deeply within thick walls and are 50/50 timber sliding sash windows either two or four pane; doors and windows are often painted in bright colours; roofs are slated in Luing slate in diminishing courses with closed eaves and bedded verges.*

*The Village Hall is a stand alone building with similar detailing to the houses, and sits informally in a public realm of road and grass verge. Further ancillary buildings are scattered between the houses, typically in un-rendered slate with mono-pitched roofs and profiled metal roofs. These often tie in to slate stone garden walls. To the seaward side of the village gardens are often enclosed with slate stone walls and in some cases are separate from the immediate curtilage of the dwelling. Typically the grassy verge to the road/street runs uninterrupted to the shore.*

## TOBERONOCHY

*General description: Toberonochy is a small and well preserved village associated with the adjacent historic slate quarry and harbour. It is accessed via road from the west, and the small lanes and twisting road can restrict access through the village to the harbour and the southern end of the village itself. The large former quarry pit, which is now flooded, sits to the south and east of the village amongst trees and is largely hidden from the public road. The whole village is low lying and vulnerable to the sea. The harbour has been largely created by spoil from the slate workings, and while the village is less at the mercy of coastal erosion than western facing Cullipool, its low lying position make it vulnerable to predicted rises in sea level.*

*The western approach to the conservation area has a series of stand alone relatively modern houses before the road turns a corner at the bottom of a slope where the arrival in to the historic village is defined with a two storey house to the north of the road and a small terrace of cottages to the south. To the north and east the village is contained by the shoreline, and to the south east by the old quarry workings. Stand alone houses to*

*the south are accessed by private track and sit outside the conservation area, as does the harbour itself.*

*It might be considered that the harbour, especially the northern section, itself is an essential aspect of the historic village, and as such might be considered for future inclusion within the Conservation Area.*

*Key characteristics: The historic village consists of around half a dozen short terraces of workers cottages arranged along side the road to the former quarry and the harbour. In addition there are some stand alone houses some of which are one and a half storey with dormers. The back of the terraces beside the sea have gardens which spill down to the shore. Generally the terraces have open space in front of them, most notably a large green with a sycamore tree at the northern side of the village. Open spaces opposite and adjacent to the cottages allow for informal parking for the houses. The houses to the middle of the village are more tightly packed on a short street where there is a small village hall.*

*The built forms of the houses are defined by a consistency of scale, with white painted masonry walls, 45 degree pitched dormer-free slated roofs, and consistent sizes of chimney with double flue/pots. Typically roof spaces are occupied and lit with roof lights; windows are set deeply within thick walls and are 50/50 timber sliding sash windows either two or four pane; some cottages have double bay sash and case windows; doors and windows are often painted in bright colours; roofs are slated in Luing slate in diminishing courses with closed eaves and bedded verges. There is a mix of extensions to the back of the terraced houses, of different form and age: gabled, lean-to and flat roofed.*

*There are two pairs of municipally built houses within the eastern part of the conservation area and a further stand alone one and half storey modern house of traditional proportion, but modern materials and detailing, and a number of these are visible from the shore, which gives it a sense of informality. Gardens are edged in stone walls and timber fences, and openness of parts of the shore and presence of mature trees in gardens and on the shore contributes significantly to the village's character. Houses are generally well kept but a few are in danger of falling in to significant dereliction*

These character appraisals show the value of community knowledge and input and demonstrate that a full Appraisal and Management Plan is not necessarily required in order to guide future sustainable development.

The LPP identifies a proposal for re-opening the slate quarry to the north of Cullipool - Slates for roofs are considered to be essential as Spanish slate has been used on conservation buildings not in line with listed buildings and changing the distinctiveness of the village. The LPP further notes that the slate project is important as slate is hard get to repair the existing conservation areas' slate roofed cottages.

#### Cove and Kilcreggan

Notes that the community would like to liaise with Argyll and Bute Council to update Conservation Area Appraisal statement.

#### Ford (not yet validated)

Notes that many prehistoric structures survive within the village boundary and are all easily accessible or can be seen from the public road. Opposite the guest house, in the village centre, stands a prehistoric burial mound known in Gaelic as Cnoc an Ath. Several standing stones are scattered around the area, the three most notable ones being the one in the field next to the guest house, the one opposite Glennan Farm, and the largest one at Torran Farm. A crannog is also present in Loch Ederline and is visible from the road.

The village would like to install historical information boards to highlight the wealth of history in Ford, stretching back to the Bronze Age. These boards would be linked along a walking trail.

#### Gigha (not yet validated)

Notes that Achamore Gardens (GDL00005) has been closed since Storm Eowyn (early 2025) and identifies this as a regeneration location. Islanders expressed preferences for future development within the gardens to include both new glasshouse/domes and a visitor centre recognise the need to enhance the Gardens as an attraction, and its scope for revenue generation.

Also noted as a regeneration location is the island church, which the majority of the community wishes to retain as a public building.

The LPP further notes that as the Holy Stone and Yacht carving have been damaged or lost, then there is conservation concern over the Fisherman's Cave carvings, plus

several Neolithic and crofting sites which are vulnerable to degradation. Ideally, there would be a comprehensive review of the adequacy of the existing levels of site protection and archaeological safeguarding. Gigha's complex cultural history is an attraction for visitors.

#### Helensburgh (not yet validated)

The LPP sets out that the community wishes to see a number of recommendations prioritised, including repairing and conserving the built environment, while making it fit for purpose for the future.

The LPP notes the risk of sea level rises, and that the only long term solution (protecting coastal historic assets), is raised sea defences.

The LPP erroneously notes that “*all trees in the Conservation Areas are regarded as having Tree Preservation Orders, and trimming or removal of trees requires planning consent*”. However, it is **not** the case that trees in conservation areas have TPO's, and any proposal to lop or remove a tree within a conservation area does not require planning consent, but does require 6 weeks' notice to be given to the planning authority in order to give the authority time to consider making a TPO.

The section on “Waterfront, Historic Town and Retail” notes:

*“Helensburgh’s historic buildings and waterfront are central to the town’s identity, and vital to its ability to attract tourism and footfall for our retailers.*

*Many of these attractions are threatened by decay, neglect and climate change. Central to the town’s aspirations is to bring these attractions back to life and make them relevant to our future.”*

Proposal 8 is for the regeneration of Helensburgh Pier (which is C-listed). The LPP states that the Helensburgh Pier Company Limited “*aims to sustainably regenerate Helensburgh’s Pier for the benefit of the community. A phased approach to repairing and improving the Pier is planned, with the primary goals of getting the current marine closure notice lifted to allow use by commercial traffic such as PS Waverley, and the provision of an accessible gangway and pontoon with nearby yacht day-moorings.*”

Proposal 10 is to restore and enhance the historic streetscapes of Helensburgh. The LPP states that the significant investment from CHORD and CARS projects was insufficient to address the issues.

The LPP sets out that LDP2 Policy 12 (Shopfront Design), which seeks to achieve a level of consistency in the style of shopfronts, is not being applied or enforced. The LPP aspires to *“restore, as far as possible, the traditional high street frontages of shops. Shopfronts and adverts should be in keeping with the historic streetscape and listed buildings of Helensburgh town centre. Any breaches of Council policy must be corrected and the policy enforced”*.

## **Summary of Engagement**

Following engagement with internal council departments (Development Management and Economic Development), Historic Environment Scotland (HES) and West of Scotland Archaeology Service (WoSAS) were invited to comment on the draft Topic Paper between 28<sup>th</sup> August 2025 and 9<sup>th</sup> October 2025.

HES responded on 8<sup>th</sup> October 2025, confirming they are content with the accuracy and completeness of the evidence gathered, subject to some comments which have been addressed herein.

No comments were received from WoSAS.

## **Summary of Implications for the Proposed Plan**

Listed buildings are designed by Historic Environment Scotland but proposals to alter these are largely (unless considered to be of national significance) left to the planning authorities to consider. For applications for planning permission, NPF4 policy 7 (c) covers the broad requirements, and NPF4 policy 7 (a) puts the onus on the detailed assessment to the applicant, referring them to HES guidance and records. It is therefore unlikely that LDP3 will require further policy in this regard.

NPF4 Policy 7 (n) addresses Enabling Development briefly. There is no Scottish guidance on this however Historic England provide comprehensive [guidance](#) that can be applied. A non-statutory technical note is in development for LDP2 and should be reviewed for LDP3.

With 32 conservation areas over a large geographic area, it is challenging for the planning authority to carry out and keep up-to-date Appraisals and Management Plans

of all of these. In order to comply with the legislative requirement (which is that planning authorities are required to formulate and publish, from time to time, proposals for the preservation and enhancement of any parts of their district which are conservation areas). There needs to be consideration given to:

- Review of the conservation areas within Argyll and Bute within the LDP3 process against the criteria of being “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”
- The development of simplified and proportionate “appraisals” for those that do not have a more detailed Appraisal, using the detail set out within this Topic Paper as the basis for this, and which could then be approved as one non-statutory technical guidance document to support LDP3
- Utilising community knowledge as provided within Local Place Plans as the basis for these proposals for preservation and enhancement.

The above bullet points link to the wider Placemaking agenda as covered in Topic Paper 08 (and where the importance of non-designated assets to the overall Place can be considered), as well as work being carried out by Economic Development by way of Historic Environment Scotland’s Heritage and Place Programme.

Argyll and Bute has 8 Article 4 Directions covering 9 conservation areas (or parts thereof), plus the wider Island of Iona. These date between 1972 and 1993. Given the GDPO has undergone significant changes in 2011 (with the 2011 Amendment Order removing PD rights for householders in conservation areas, then the 2024 Amendment Order adding in new PD rights in conservation areas). A review of the current Article 4 Directions should be considered to ensure the provisions of these are all still required.

Following the 2024 Amendment Order, [concerns were raised by the Built Environment Forum Scotland \(BEFS\) on behalf of the Conservation Officers Group \(COG\)](#), of which Argyll and Bute Council is part of, clarifying that not only would this Amendment Order result in the loss of positive gains achieved through previous investment schemes (such as CARS) and that incremental change will result in significant loss of distinctiveness of place, but that enabling increased use of uPVC windows goes against wider climate and circular economy agendas also being pursued by the Scottish Government. BEFS noted to the Scottish Government in this briefing that many LPA’s are considering updating Article 4’s to ensure better protections and conservation principles than the amended GDPO would provide. Given Argyll and Bute has some conservation areas of particular heritage value (for example Inveraray), consideration should be given to whether any new Article 4 Directions should be made in order to meet the potentially conflicting policy requirement (NPF4 policy 7 (d)).

Scheduled Monument applications are within the remit of Historic Environment Scotland and have no bearing on the Local Development Plan. For applications for planning permission affecting the setting of a Scheduled Monument, NPF4 policy 7 (h) covers the broad requirements, and NPF4 policy 7 (a) puts the onus on the detailed assessment to the applicant, referring them to HES guidance and records. It is therefore unlikely that LDP3 will require further policy in this regard.

Similarly, while all policy areas will be reviewed as part of the LDP3 process, it is likely that NPF4 Policy 7 sufficiently protects GDL's, the HMPA and non-designated archaeological sites.

The Local Development Plan will take cognisance of climate change and the need to move towards net zero. This topic is discussed in Topic Paper 01: Climate Change. This need must be carefully balanced with the need to protect, preserve and/or enhance historic assets and places