

# Muthill Conservation Area Appraisal





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## **Chapter 1 INTRODUCTION, PURPOSE and JUSTIFICATION**

### **Conservation areas**

1.1 Conservation areas are crucial to the conservation of our built environment. There are over 600 conservation areas in Scotland. They contain groups of buildings extending over areas of a village or town and can also include public parks, woods and historic land. To safeguard them for the enjoyment and benefit of future generations any new development should preserve or enhance their varied character. The local planning authority is required to determine which parts of its area are of special architectural and/or historic interest. It may propose and designate these as conservation areas. The public will be consulted on any proposal to designate conservation areas or change their boundaries.

1.2 Conservation areas must be safeguarded and enhanced. This is defined through:

- Defining the character that merits protection, including the space between buildings;
- Use of appropriate controls over development, demolition and advertising;
- Financial assistance, where appropriate, for works of repair and restoration;
- Protection of trees;
- Interpretation schemes, through leaflets or exhibitions;
- The implementation of enhancement schemes based upon a conservation area appraisal.

1.3 Designation as a conservation area does not place a ban upon all new development within its boundaries. However new development will normally only be granted planning permission if it can be demonstrated that it will not harm the character or visual quality of the area. New development should also positively enhance the area through good design rather than just create a neutral effect.

### **Reason for conservation area review**

2.1 A conservation area was first designated in Muthill in June 1973 in recognition of its special architectural and historic character. The Council is required to review its conservation areas from time to time and update the conservation area appraisal and management proposals on a regular basis. The review of the Muthill Conservation Area reflects the fact that a substantial period of time has passed since the original designation and it responds to local community interest in the area's heritage.

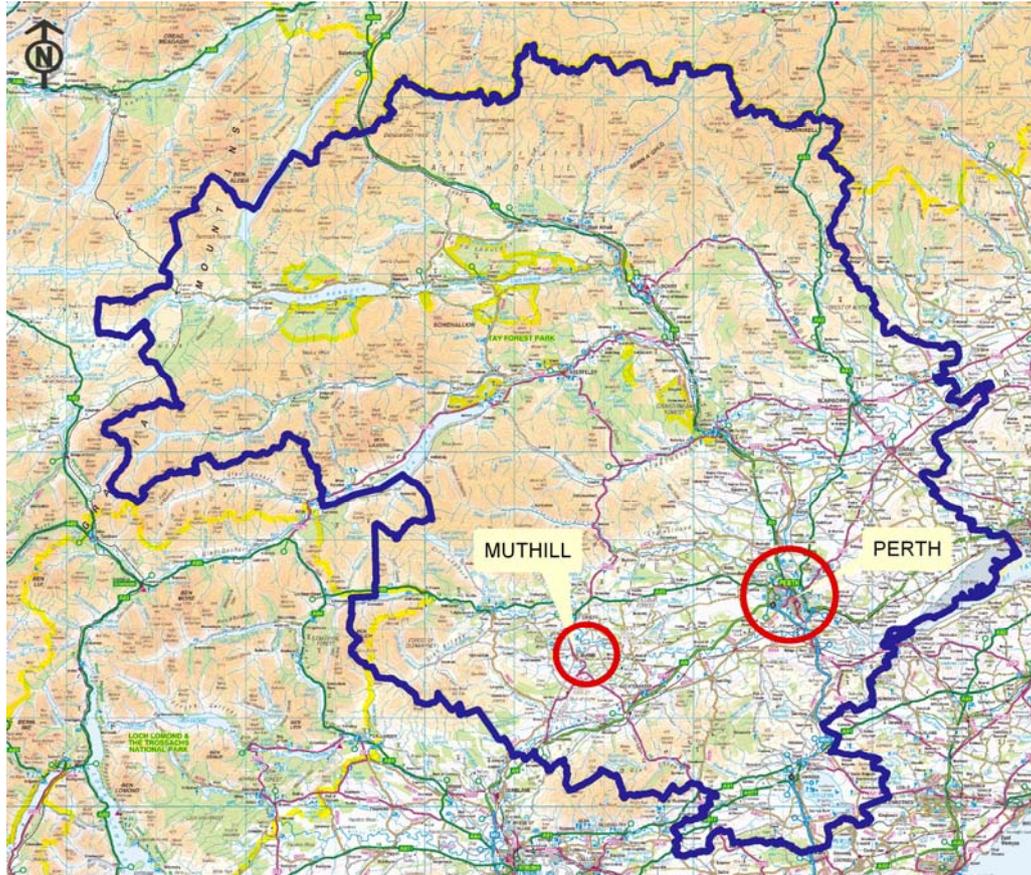
### **Purpose of the Conservation Area Appraisal**

2.2 A Conservation Area Appraisal is a management tool which helps to identify the special interest and changing needs of an area. It serves as supplementary planning guidance to the Local Development Plan. The appraisal provides the basis for the development of a programme of action that is compatible with the sensitivities of the historic area and can enable the local authority to fulfil its statutory duties to protect and enhance that particular area.

2.3 Appraisals also assist development control and management. They provide the opportunity to inform residents about the special needs and characteristics of the area and help developers identify and formulate development proposals. If a conservation area's special interest has been clearly defined and published in an appraisal then this definition will help those thinking to invest in the area and can be used to guide the form and content of new development.

## Chapter 2 CONTEXT and SURVEY

Map 1: Location of Muthill within the Perth & Kinross Council boundary

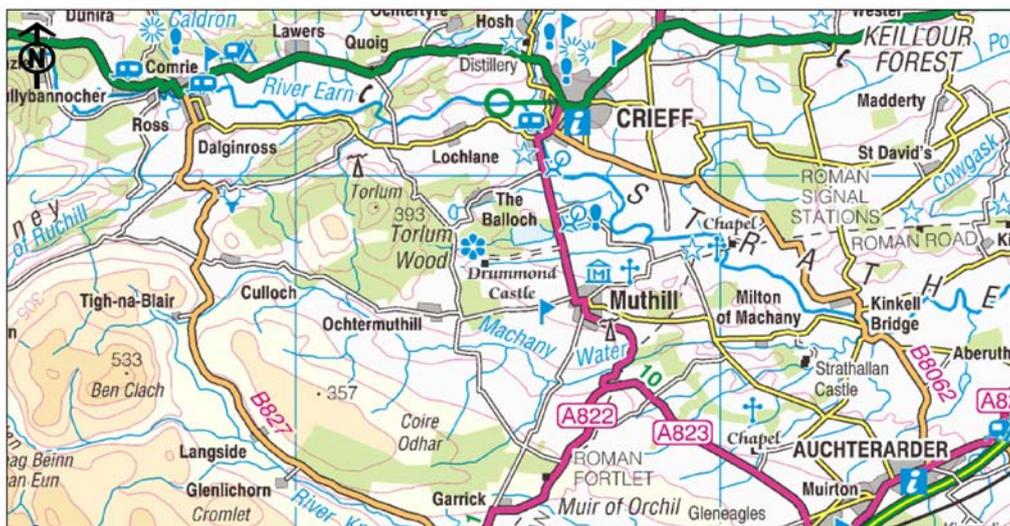


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### Location, history and development

3.1 Muthill looks across the River Earn from a north facing slope in Strathearn, three miles south of Crieff. The parish boundaries encompass rugged upland and deep glens around Creag-Bein-an-Ean to the west, wooded slopes in the north-west at Torlum Hill and fertile lowland surrounding the rivers Earn and Machany in the north, south and east. There is a high density of archaeological remains in the area, ranging from prehistoric settlements, cairns, standing stones and other monuments, to the remains of later field systems and farmsteads. The Camelon-Ardoch-Strageath Roman road runs to the east of the village and the area is rich in archaeological evidence of Roman activity sited around the strategically important Gask Ridge.

Map 2: Muthill with surrounding settlements and landscape



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3.2 Muthill appears to have been a settlement of some status in the past. The name Muthill is possibly derived from the Gaelic word 'modail': 'mod' signifying a court of justice and 'dail' being a field bounded by river and hill. According to the Statistical Account of Perthshire from 1837 the chief of the strath distributed justice to his vassals from a place in the village called the Ward; an area of the same name exists today adjacent to the Cross. Muthill Old Parish Church was an important foundation in the area and retains evidence of its medieval origins with substantial parts of its fabric dating from the 9<sup>th</sup> to 15<sup>th</sup> centuries. Prior to the Reformation, it was the residence of the Dean of Dunblane and for a period afterwards, the seat of the presbytery.

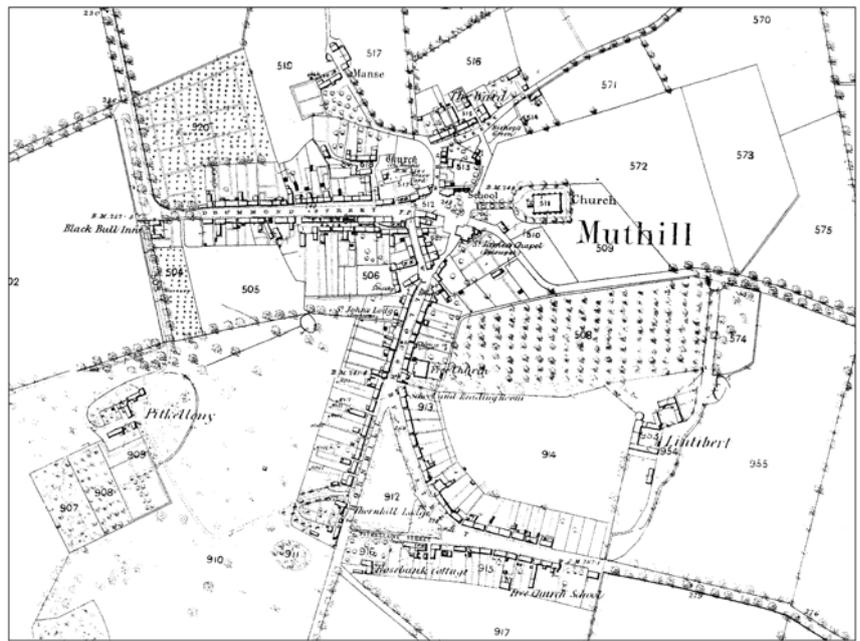


**Muthill Old Parish Church, date unknown**

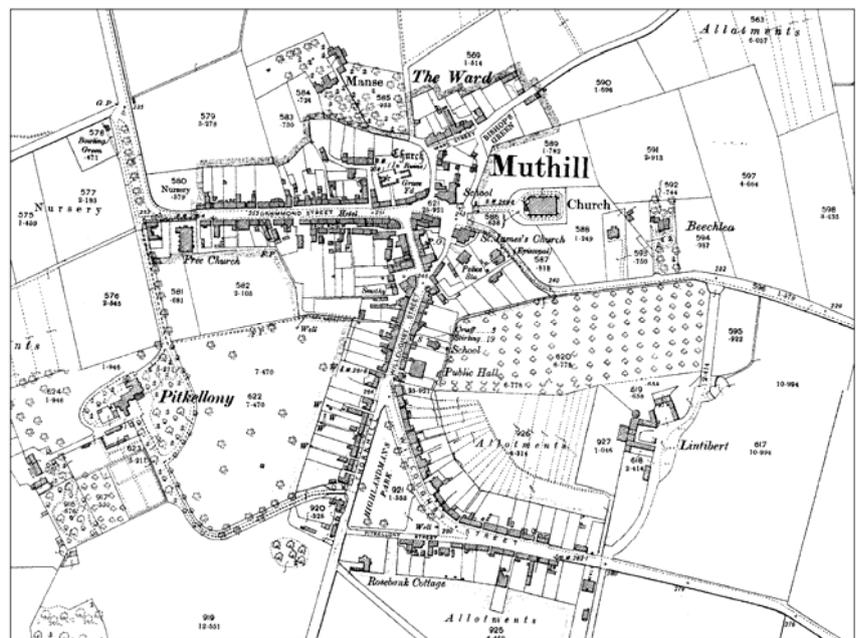
3.3 During the Jacobite uprising of 1715 the residents of Muthill showed allegiance to the House of Hanover. Many villages in the Strathearn area, including Muthill, were burned by the Jacobite forces retreating after the Battle of Sheriffmuir in 1716. Tradition recounts that the Old Pretender (James Francis Edward Stuart, the father of Bonnie Prince Charlie) paid reparations of around £6000 to the parish.

3.4 Following the 1715 uprising military roads were commissioned to move government troops into and around the Highlands. General Wade began to oversee work from 1724. In 1741/2 the existing road from Stirling to Crieff, passing through Muthill, was upgraded to the necessary military standard to link with Wade's new Crieff to Dalnacardoch road. Later the village began to be re-built and improved by the Drummond Earls of Perth (although after the suppression of the 1745 uprising, the Drummond estates were forfeited to the Crown until 1784). Most of the terraced houses forming the core of Muthill today date from this re-building period from the mid 18<sup>th</sup> to the early 19<sup>th</sup> century.

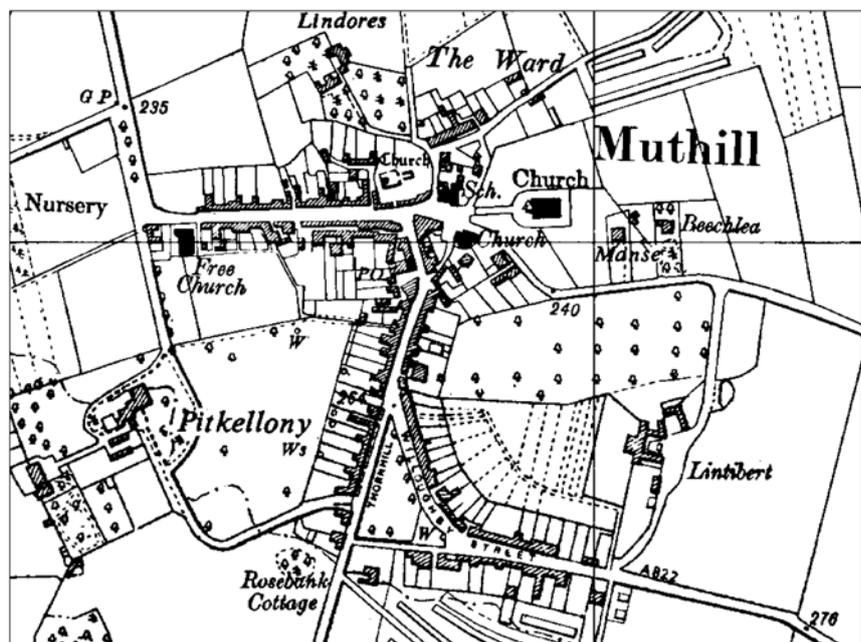
# Settlement development



Map 3: c.1865



Map 4: c.1900



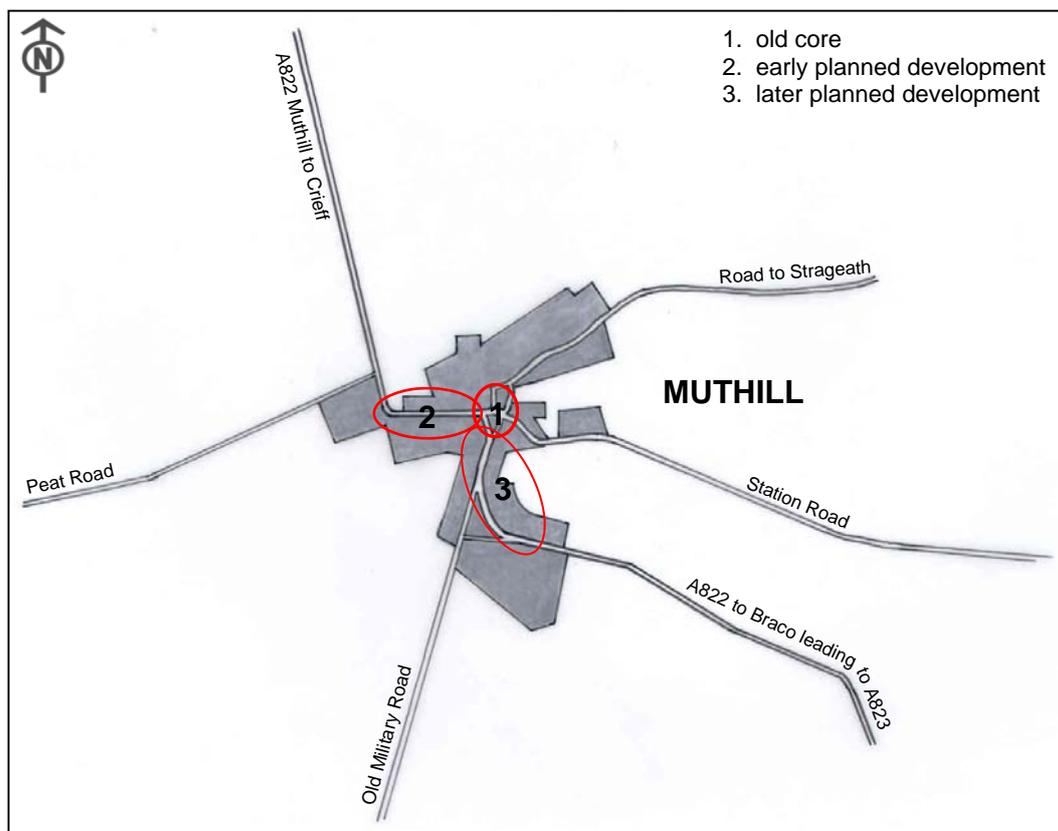
Map 5: c.1958

## Chapter 3 TOWNSCAPE ANALYSIS

### Buildings and townscape

4.1 The village of Muthill is part planned and part evolved. The heart of the village is beside the Old Parish Kirk, where the roads widen to form The Cross which is the former market place. Drummond Street, forming part of the 1740s military road, runs directly west from The Cross in a straight line. The other main street through the village is Willoughby Street, which in contrast to Drummond Street runs in a serpentine manner southwards from The Cross and forms a triangular green, Highlandman's Park, enclosed on the west and south by Thornhill Street and the early 19<sup>th</sup> century Pitkellony Street. Other streets which converge on The Cross are Station Road from the east and Wardside and Glebe Road from the north. The nature of the topography adds significant interest to the townscape, the land rising gradually to the south and south-east along Willoughby Street and then more steeply up Thornhill Street.

**Map 6: Six roads that lead to Muthill**



4.2 The main approaches to the village are along the A822/A823 from Crieff in the north and Braco or Auchterarder in the south. The northern entry point is marked by the straight tree-lined route crossing the main drive to Drummond Castle and the quality of the Drummond Estate landscape greatly enhances the sense of arrival at this point. The Drummond Castle grounds are a designated Garden and Designed Landscape which directly abuts the northern edge of the village. The approach from the south is more picturesque, following the sinuous route up from Bishop's Bridge across the Machany Water and allowing long views across farmland interspersed by parkland trees, stone dykes and farmsteads.



**Tree lined approach from the north**

4.3 Drummond Street and Willoughby Street form the core of Muthill and are characterised by buildings dating from the 18<sup>th</sup> and 19<sup>th</sup> century reconstruction of the village. These are generally in terraced form, built in stone, of two storeys and occasionally one storey, lining the street and rising directly from the footway. Roofs are simple, slated double pitches usually without skews, with plain eaves and ridges parallel to the street, simple chimney stacks and few roof additions such as dormers visible to the front.



**Drummond Street, c.1900**



**Drummond Street, present day**

4.4 The earlier, eastern part of Drummond Street retains its pattern of long back rigs or burgages to the south, originally allowing householders land for cultivation and keeping livestock. Back Row is a row of outbuildings or small byres developed behind and parallel to the front row of houses, creating a distinctive lane. Some infill development has encroached on this original pattern but the historic grain and layout is still largely legible and contributes significantly to the character of this part of the village. Vestiges of similar plots and outbuildings survive in other parts of Drummond Street.



**Back Row**



**Long rear gardens, Willoughby Street, east side**

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4.5 Land to the rear of properties in Willoughby Street, particularly on the east side, also retain long back plots which appear to have expanded by forming allotments on former agricultural land during the later 19<sup>th</sup> century. Again these long plots and straight boundaries, their green, cultivated character and long views of the rear of the curving terrace of Willoughby Street from the north are key elements in the character of Muthill.

4.6 Leading off the main streets are a number of narrow wynds or pends providing access to the back plots and access lanes. These entries are mostly extremely narrow, preserving the sense of a dense and largely unbroken built frontage to the main streets, but allowing glimpse views of rear gardens at close range. The pends are often marked by dressed stone archways and in some locations preserve vestiges of historic street surfacing.



**Narrow pend, leading to rear gardens**



**Broad pend leading to Ancaster Way**

4.7 The key commercial and public buildings in Muthill are concentrated at and around the Cross. The old and new parish churches are the key landmarks, and the area also contains the village school, St James' Episcopal church and a number of hotels and shops (not all of which are still in use as such). A number of the shops have good quality, surviving historic shopfronts.



**Historic shopfront, Post Office, Drummond Street**



**Landmark building, Muthill New Parish Church, looking north across the orchard**

4.8 To the rear of the main streets, along Pitkellony Street and Thornhill Street and to the north and east of the Cross are areas of slightly later development typified by small building groups or detached or semi-detached villas of the later 19<sup>th</sup> century. These are less formal and less dense in character than the earlier 18<sup>th</sup>/19<sup>th</sup> century areas, often set behind modest front gardens with boundary treatments of low, saddle-coped walls or railings. The villa type dwellings are more picturesque in treatment than the earlier terraces, with details such as exposed rafter eaves, varied roof forms, bay windows, porches and dormers. They harmonise with the earlier buildings in scale and in the use of sandstone and slate.

**Present day**



**Late 19th century detached villas with picturesque detailing in Thornhill Street**

**c.1915**



Photograph courtesy of A.K. Bell Local Studies, A.K. Bell Library, Perth

4.9 Some modern, bungalow-type infill development is scattered through the village particularly around Station Road and to the north of Drummond Street, although these have not generally affected the traditional character of the townscape. The conservation area is also flanked by mid-20<sup>th</sup> century public housing developments at Ancaster Way, Lintibert Road/Queensferry Road and Wardside, and a late-20<sup>th</sup> century development of large, detached private dwellings adjacent to the bowling club at the west end.

4.10 Aside from general views of its rural setting, the close relationship of Muthill with its agricultural hinterland and the Drummond Estate is also demonstrated by the strong visual links provided by views between the village and the farm at Lintibert and estate office at Pitkellony.



**Lintibert Farm**



**Pitkellony House**

**Old Photographic Record**

**Entrance to Willoughby Street from the south east (Braco), date stamp 1915**

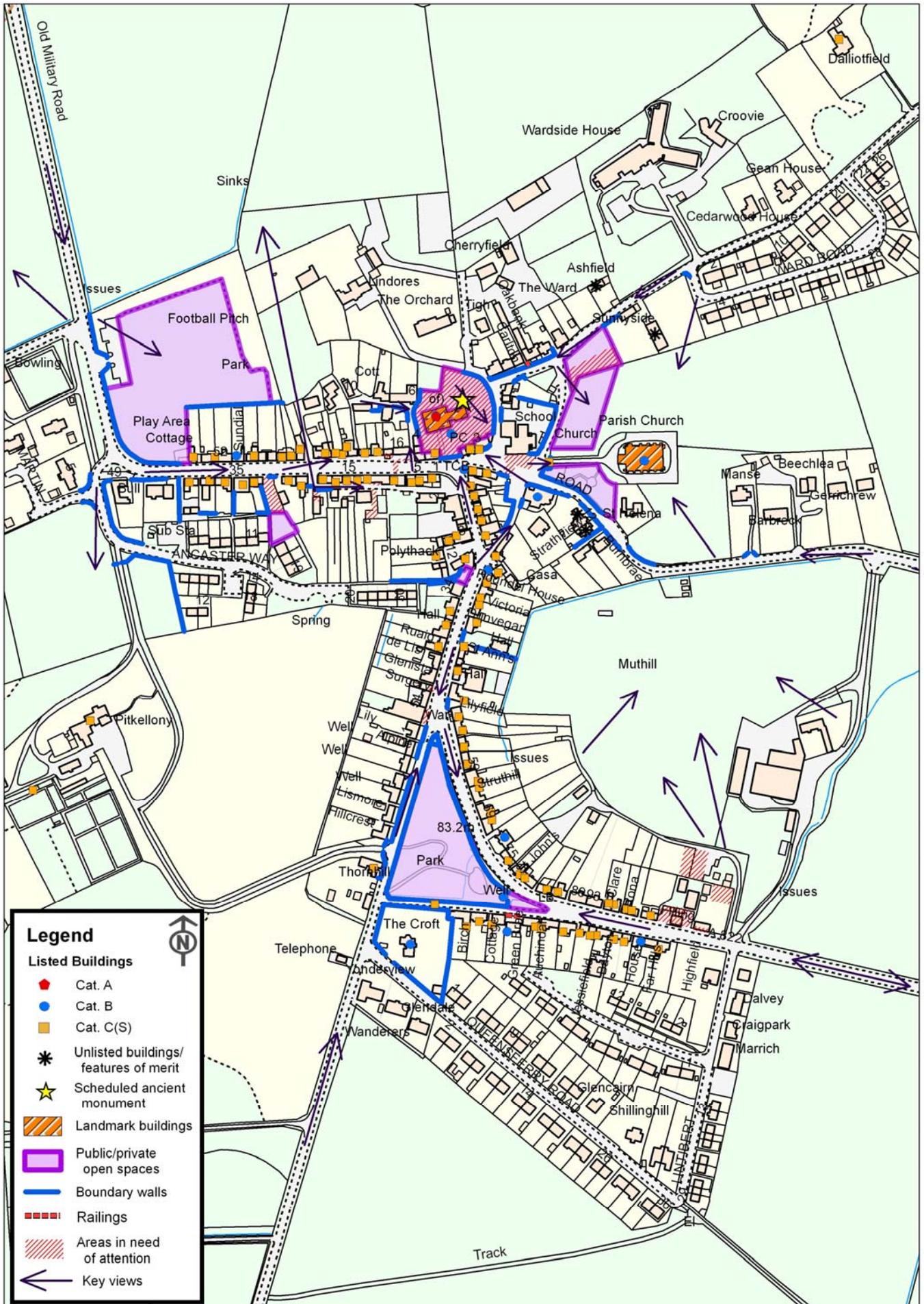


**Looking north down Willoughby Street, c.1900**

**Looking east along Drummond Street, entrance to village from north (Crieff), date stamp 1922**



Map 7: Townscape analysis



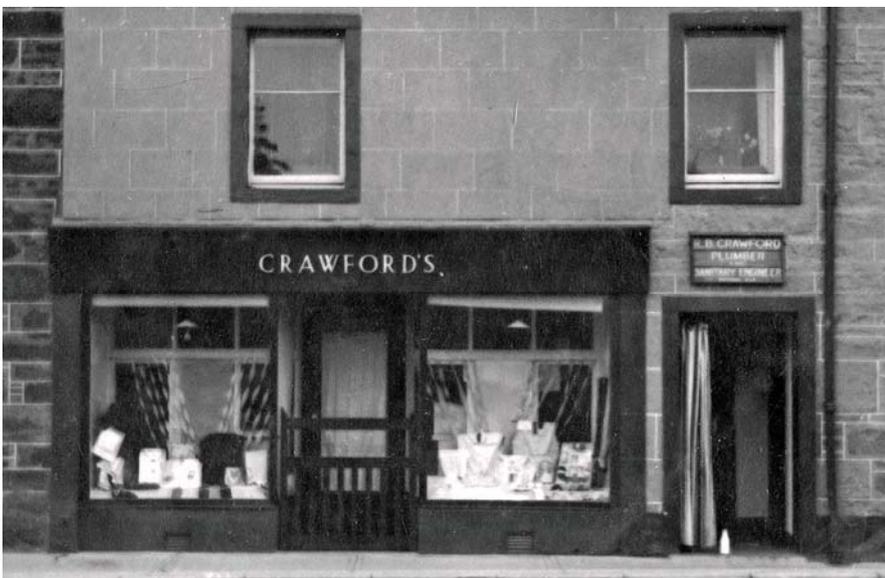
## Building materials and finishes

4.11 Buildings are generally rubble-built in the local red-brown sandstone. The finish is often squared and snecked, coursed or random rubble. Stonework marked out with squared and snecked lining is a prominent feature in Muthill. Some individual buildings are wet harled. Window and door margins are often in red or blond sandstone, in many instances finely dressed and detailed, or rendered and painted in natural tones, contrasting from the main walling. Some front door surrounds are classical in design, with entablatures over the doorway. Traditional roof materials throughout the village are Scottish or Welsh slate with chimney stacks in stone, brick or render. The later 19<sup>th</sup> century buildings flanking the core have an interesting variety of details such as bay windows, porches and dormers which are important features of the townscape. Traditional rainwater goods are painted cast iron and there are some fine examples of decorative brackets to downpipes. Windows are predominantly timber sash and case, many retaining their original astragal patterns of four or twelve pane design. Rubble boundary walls and simple ironwork are important features in some areas. Examples of the building materials, decorations and details found in Muthill can be seen from pages 22-27.

## Activity and movement

4.12 The Perthshire Tourist Route passes through Muthill en route between the A9 and Crieff, leading to high volumes of traffic through the main street, particularly during the tourist season. A high proportion of employment in the area is related to the tourist industry, based around the region's high quality landscape, historical associations and leisure opportunities. Agriculture, forestry and other estate activities are also major activities in the area.

4.13 Muthill has lost a high proportion of its facilities such as retail premises in recent decades, but retains a village store, hotel/restaurant, public house and garage/petrol station and is the base for a number of local businesses and the Drummond Estate offices. A range of community facilities are also based in the village, including the village school, a museum, two churches, several community halls, a recreation ground and bowling club, a retirement home and the office of the Muthill Community Development Association.



31 Willoughby Street as it looked c.1950s, the shopfront has since been removed (*image courtesy of Mr Alan Crawford*)

14-16 Willoughby Street, as it looked in 1994 operating as mini-mart. It has since been converted into a dwelling house



## Spaces

4.14 All spaces, regardless of ownership and accessibility (i.e. public and private spaces) contribute to the amenity and character of the area, as indicated in the Scottish Executive Planning Advice Note 65, 'Planning and Open Space'. The term 'open space' covers green space consisting of vegetated land or geological feature in a town and civic spaces including squares, market places and other paved or hard landscaped areas.

4.15 The informal squares within the heart of the village are traditional open spaces, probably of medieval origin. The Cross is dominated by vehicular traffic and traffic management measures but retains its historic 'bellied' form creating a sense of space within the dense built layout. It is bordered by the Old Parish Church burial ground to the north, another important open space within the village which is suffering from neglect, particularly of its historic gravestones. The area between the end of the terraced buildings in Drummond Street and the north gable of the Barley Bree Hotel at the south-west street corner of The Cross is landscaped with stone chips, cobbles and some planters. This street corner is bordered by safety railings. Leading off The Cross towards the New Parish Church there is a further wider space where several lanes converge, which is now partly taken up with a parking area in front of the village school. A green area between the Church and Station Road is an attractively laid out public garden.

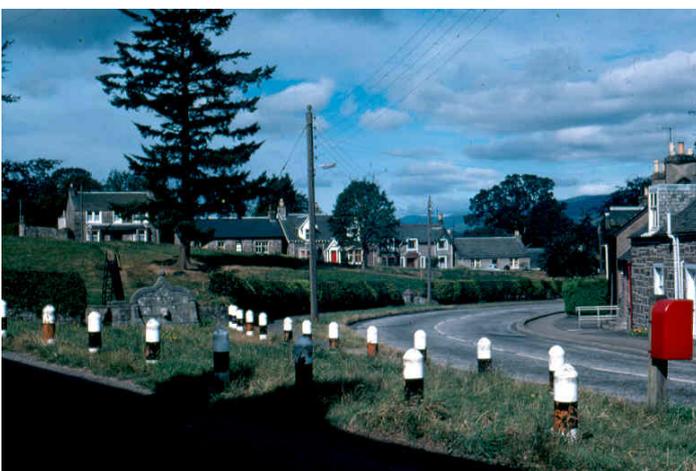


**The Cross, slide taken in 1994**



**Same view today**

4.16 A key element of the planned village is the triangular, formal public garden known as Highlandman's Park. This is a green space of exceptional visual quality, with beautiful mature trees and historical features, bordered by attractive stone dykes and hedges. The War Memorial forms a focal point at the north apex of the garden and at the south-east corner of the green is an early 19<sup>th</sup> century dog head stone well with an ogee arched and ball finialled front wall.



**Highlandman's Park, slide taken in 1976**



**Same view today**

4.17 An important open green space and entrance feature at the west end of the village is the public park and recreation ground, Coronation Park, flanked on three sides by substantial tree belts. At the north-east entrance to the village there is a small public green space at Wardside. Some trees have been removed here recently leaving its south boundary rather exposed visually and diluting the seclusion of the space.



**Coronation Park**



**Green space at Wardside**

4.18 Other pockets of public open space exist in the village, including a small hard landscaped area with planters in Willoughby Street at the entrance to the pedestrian lane leading to Ancaster Way, and a small green space between Ancaster Way and Drummond Street.

4.19 Private gardens, although physically inaccessible, can contribute significantly to the amenity of the townscape. Along the main streets of the village centre there are glimpse views of the long and narrow rear garden plots which provide attractive frames to the narrow pedestrian lanes leading off these streets. Wider views of these important garden grounds are available from the network of footpaths which follow the side and rear boundaries of these plots.

### **Character areas**

4.20 The development of Muthill has resulted in a relatively consistent character to the village and as such, the conservation area does not naturally break down into different zones or areas of separate character.



**Willoughby Street looking north**



**Wardside, view from churchyard**

## Trees and landscaping

4.21 Trees and landscaping are important features of the Muthill townscape. Woodlands, tree groups, individual trees and boundary treatments all make a positive contribution to the character and appearance of the conservation area and its wider setting.

4.22 The main road route into the village from Crieff is framed on both sides with mature tree groups providing an attractive tree lined avenue and viewing corridor, enhancing the experience of the introduction to the townscape. Another notable tree lined avenue exists at the driveway approach to the New Parish Church.



**Above: Orchard at Lintibert Farm**

**Left: Tree lined approach to Muthill New Parish Church**



**Glorious mature trees in Highlandman Park**

4.23 Smaller mature tree groups are evident in various mature back gardens and public open spaces. Fine individual specimens exist throughout the village. There are some beautiful specimens in the Highlandman's Park, a key green space. Mature trees add a particularly positive dimension and foil to the high density, terraced built environment of the main village streets. Orchards were traditionally common features in the area and a good example of orchard planting survives adjacent to Station Road at Lintibert Farm.



4.24 Significant tree species within and around the edge of the village are oak, beech (including copper beech), lime, horse chestnut, maple, rowan and cherry. There are also examples of exotic species such as Chilean pine (monkey puzzle).



***Clockwise from above:*** View of Monkey Puzzle from under the copper beech tree at the war memorial, strong hedge line and mature trees at entrance to village on Station Road, view from Highlandman's Park to The Croft.

4.25 There are also substantial hedges in the village, several of which form distinct edges to streets, such as at the eastern end of Station Road, the east and south edges of Highlandman's Park and the north end of Lintibert Road.

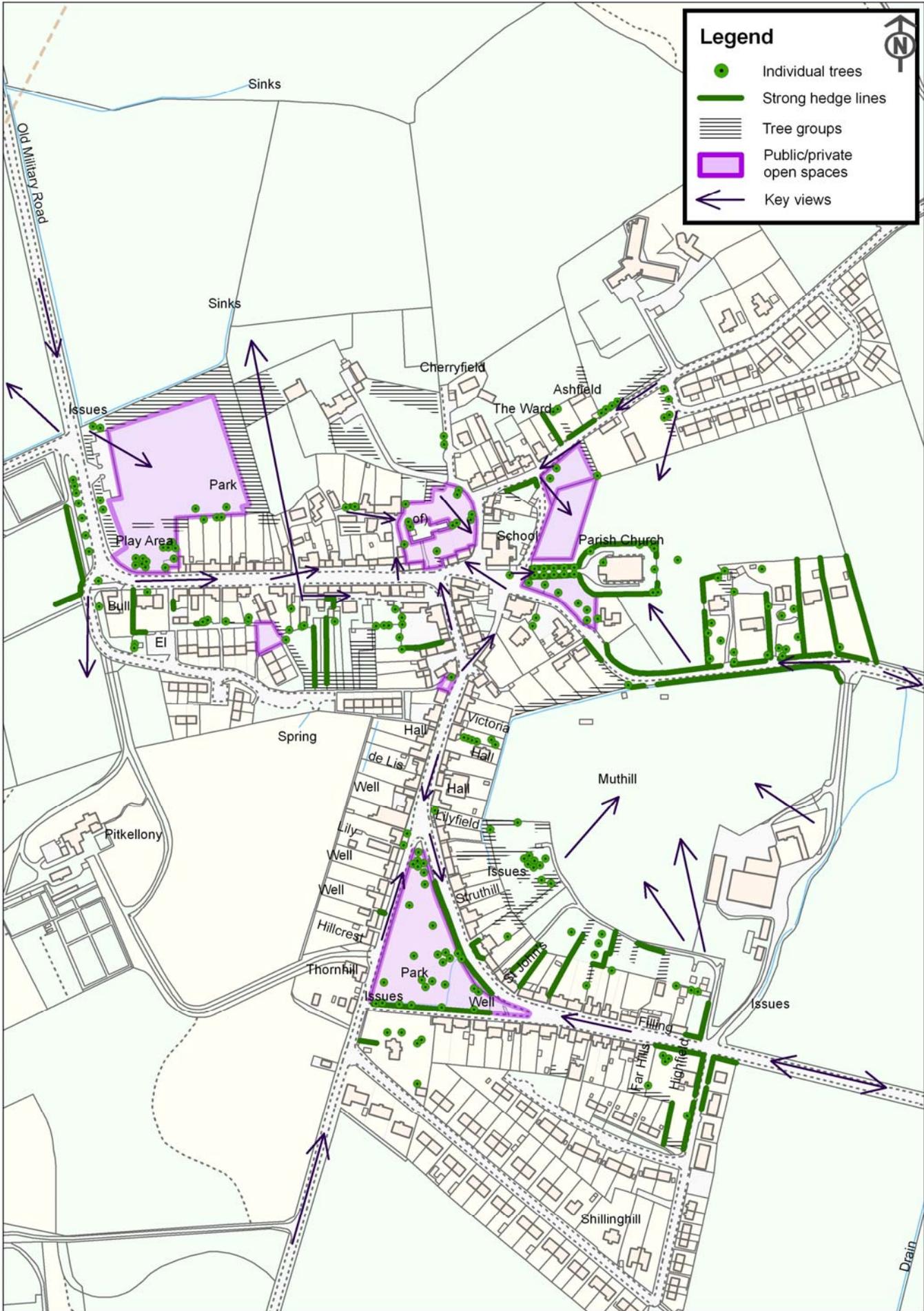


**View of rear gardens from Coronation Park**



**Access lane to rear gardens behind Willoughby Street, richly planted in a range of tree species**

Map 8: Green areas



4.26 There are no existing Tree Preservation Orders (TPOs) within the conservation area or its immediate setting. Key trees, tree groups and woodland areas within the conservation area are indicated on map 8. Any proposals to fell, top or lop trees within the conservation area are subject to controls under the Town and Country Planning Act (explained further at para.14.9).

4.27 Tree Preservation Orders will be considered for trees and tree groups which are considered important to the setting of the conservation area and are under threat.

4.28 Boundary treatments such as walls, railings and hedges are important elements of the townscape. There are examples of traditional rubble walls and stone gate piers throughout the village. Decorative cast iron railings are rare. Where there are remnants or evidence of original decorative railings previously removed it would be desirable to restore these features wherever possible.

### **Negative factors**

5.1 There are a number of negative buildings, facades or ill-defined spaces which detract from the quality of the townscape. These areas of poor visual quality have been identified in the townscape survey, shown on map 7. There may be the potential to enhance these areas and opportunities for enhancement are discussed further in paragraphs 15.1-15.9.

### **Buildings**

5.2 52 Willoughby Street: the former doctor's surgery is vacant and although currently in fair condition will continue to deteriorate if not repaired and brought back into active use in the near future.

5.3 The forecourt and signage of the neighbouring garage at 56 Willoughby Street are of poor visual quality, adding visual clutter to this part of the village. The building façade would benefit from some attention.



**56 Willoughby Street**

5.4 Ochiltree, 107 Willoughby Street: this attractive, unlisted house adjacent to the petrol station forms an important entrance feature into the east end of the village. It is vacant and although currently in reasonable condition will continue to deteriorate if not brought back into active use.



**Ochiltree, 107 Willoughby Street**

5.5 St Helena, Station Road: This modern house is a former Police Station and rather insensitively sited, affecting the setting of the Parish Church in views from Station Road and the south.



**St Helena, Station Road**



5.6 18 Drummond Street: this interesting former commercial premises is in reasonable condition but its vacant character and blank façade detract from the streetscape.

**18 Drummond Street**

### **Traffic engineering**

5.7 Drummond Street: bollards, barriers and surface materials at The Cross are not particularly sensitively designed and detract from the space and character of the townscape.

5.8 Roads directional signage at The Cross: two gable ends and the build-out at 2 Station Road, facing west along Drummond Street, are adversely affected by obtrusive signage which adds visual clutter.

**Clutter in insensitive signage**



### **Commercial signage**

5.9 Petrol station in Willoughby Street: the prominent canopy and multiple signage distract attention from the quality and character of Willoughby Street at this entrance point into the village.

5.10 Commercial Hotel, Drummond Street: An ad-hoc mixture of projecting signs and portico signs add clutter and detract from the character of the building and the street.

### Spaces

5.11 Old Parish Church burial ground: many historic monuments and gravestones have been damaged and taped off or deliberately laid flat to avoid accidents. The character and quality of the graveyard, and the setting of the church, are seriously compromised and the documentary evidence of the gravestones is also at risk.



**Commercial Hotel, Drummond Street**

**Old Parish Church burial ground**

5.12 Public green space at Wardside, north of the parish church: rather severe tree removal has had a negative impact on this space.

5.13 23 Drummond Street: this dis-used building on the south side of Drummond Street is in a deteriorating condition and has a negative impact on the character of Back Row but has great potential for re-use and adaptation.



**23 Drummond Street**



5.14 Gap site between 27 and 31 Drummond Street: this gap site was given consent in 2007 for the erection of a dwelling house. However it has been vacant following the demolition in 2007 of a former electrical contractors building. This unkempt gap site has a negative impact on the townscape.

**Gap site between 27 & 31 Drummond Street**

5.15 Parking area adjacent to school, Station Road: an area of open parking marked off with a collection of bollards and planters appears ad-hoc and detracts from the space and the setting of the school.

5.16 Vehicle storage area behind petrol station & Ochiltree, Willoughby Street: this area has an unkempt character, detracting from the attractive rear gardens and open space north of Willoughby Street.



**Bus storage yard in garden ground behind Ochiltree, 107 Willoughby Street**



**Vehicle storage area behind petrol station**

5.17 Fencing: Some poor visual quality fencing exists at the rear of properties on the south side of Drummond Street and on Willoughby Street in front of the 'wee' Hall.

5.18 Electricity poles beside the School and in Station Road south of the Parish Church add visual clutter and detract from the conservation area.



**52 Willoughby Street**



**Electricity poles, Station Road**

### **Buildings at risk**

6.1 52 Willoughby Street, the former doctor's surgery, is listed on the Scottish Civic Trust's Buildings at Risk register. It is vacant and noted as being in fair condition. It is not listed but is of architectural merit and contributes to the character of the conservation area. Planning permission was granted for its conversion to residential use in 2008 but this has not been implemented.

6.2 There are no other buildings within Muthill listed on the official Buildings at Risk register. However the condition of

other buildings which are vacant or in poor condition will be monitored and proposed for inclusion on the register if considered appropriate.

## Public realm audit

7.1 Street furniture in most areas of the village is generally of a standard 'off-the-shelf' design, such as lamp standards, bollards and litter bins. An original 'K6' telephone box exists at The Cross. It is important that traditional features such as red telephone and pillar boxes are retained. The negative impact of some traffic engineering works in the village are mentioned above in the Negative factors section.



**Clutter of signs and unsympathetic barriers engulf the 'K6' telephone box, The Cross**



**Traditional setts still extant, vehicular pend at The Barley Bree**

7.2 The surfacing material for most of the main streets and footways is tarmac, and no flagged or setted areas remain. Lanes leading off the main streets are generally in compacted gravel or whin dust, deteriorated in places. A few vestiges of traditional surfacing remain within pends or in the back lanes.

## Surveys of specific issues

8.1 All conservation areas contain streetscapes, building types, architectural details, materials or other features which are unique to that area and a result of their historical development. These features contribute to an area's local distinctiveness, the characteristics that lend it a unique sense of place. Some of these characteristics are general or intangible, but others can be quite closely defined.

8.2 The following is not an exhaustive list and will be augmented in the future. It identifies the most important types of features and elements of the townscape which help to shape its identity, but which may be most at risk of incremental erosion. A full survey of each category will be undertaken as part of the building analysis survey. This will provide example images which may be referred to when new development, alterations and extensions are proposed in the area.

**Surveys of specific issues:  
Windows and doors**



## Roofscapes



Materials, decoration and detail



## Materials, decoration and detail



Boundary treatments



Shopfronts and signs



## Sensitivity analysis

### Setting of the conservation area

9.1 The edges of the conservation area can be sensitive to potential development. It is important to preserve and enhance the setting of the conservation area and the design, scale and landscaping of any development must not adversely affect this setting. Existing tree belts should not be adversely affected.

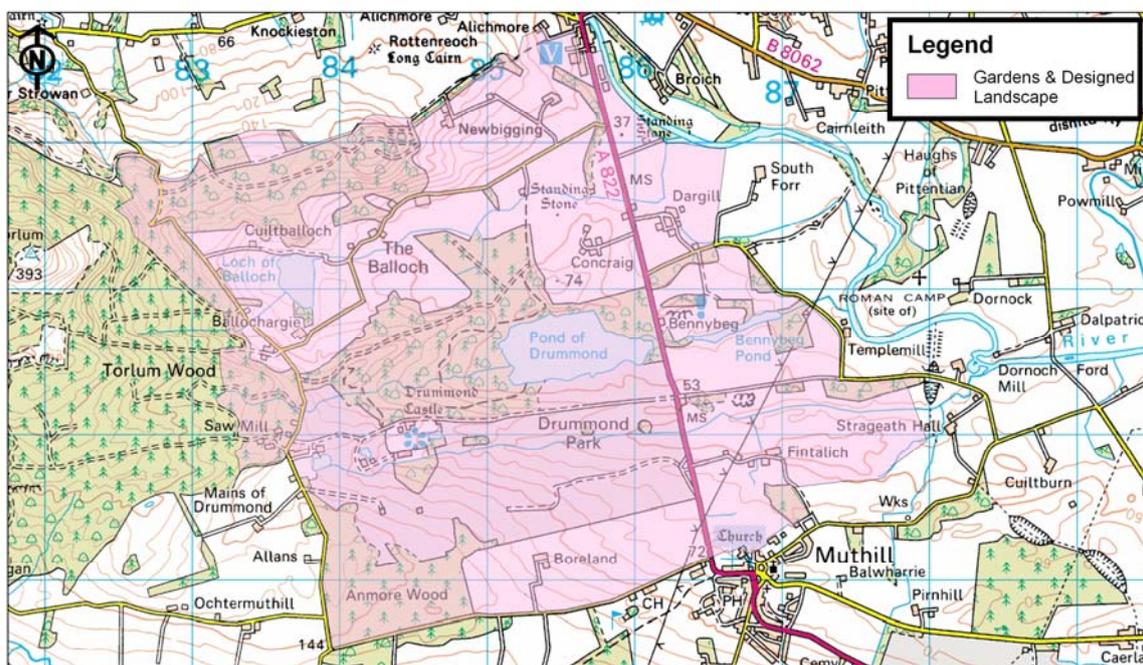
### Gardens and Designed Landscapes

9.2 The Drummond Castle landscape immediately bordering the north of the village is registered in Historic Scotland's inventory of Gardens and Designed Landscapes. The designed landscape surrounding the castle was started in 1630 and its formal terraced gardens are considered the best example of their kind in Scotland. The gardens are of outstanding artistic and architectural value and the wider park and policy landscape makes an important contribution to the surrounding scenery.

**View from The Keep at Drummond Castle with formal garden below, designed hinterlands beyond and Muthill in the far distance**



**Map 9: Drummond Castle Garden and Designed Landscape**



9.3 The designed landscape and conservation area designations complement each other, and each helps to contribute to and protect the other's setting. Development affecting the settings of both the designed landscape and the conservation area are material considerations for any planning applications in the area. Historic Scotland must be consulted on any proposal potentially affecting Drummond Castle designed landscape or its setting.

### **Archaeology**

9.4 There is one Scheduled Ancient Monument (SAM) within the conservation area, covering the Old Parish Church, Tower and surrounding graveyard. Historic Scotland must be consulted on any proposal potentially affecting scheduled monuments or their setting.

9.5 There are also several sites of local archaeological importance within the village. Information on non-designated monuments can be found in the Perth and Kinross Historic Environment Record (HER). Enquiries should be directed to the Heritage Officer at Perth and Kinross Heritage Trust ([www.pkht.org.uk](http://www.pkht.org.uk)). Information from the HER can be viewed online via Pastmap ([www.PASTMAP.org.uk](http://www.PASTMAP.org.uk)).

9.6 For any development proposals a programme of archaeological works including an initial evaluation to assess the significance of any deposits may be required in order to protect and record any archaeological remains impacted upon by the development. Depending on the results of the initial evaluation, the programme of archaeological works may include measures for the preservation in situ and preservation by record, through excavation, analysis or publication.

### **Assessment of significance**

10.1 Muthill is significant as a medieval ecclesiastical and civil centre which underwent a major period of physical development during the 18<sup>th</sup> and 19<sup>th</sup> centuries. The village demonstrates a high consistency of historic built form based around dense, linear streets flanked by outstanding areas of public and private open space. A high quality of historic landscape enhances its setting.



## Chapter 4 CONSERVATION STRATEGY

11.1 The Conservation Area Appraisal (CAA) provides a sound basis for development management and for initiatives to promote environmental and economic improvements. Key issues and features that contribute to the character of Muthill are addressed and proposals will be put forward for enhancing the character of the area. This will be done through local consultation with amenity groups, businesses and other community organisations. Public meetings and exhibitions will also be arranged.

11.2 The CAA provides a framework for on-going management of the conservation area in the medium term as well as the near future. The key objectives are:

- To ensure maintenance of the integrity of the conservation area;
- To prevent erosion of character through small-scale change;
- To enable future evolution and change as long as it is appropriately controlled.

11.3 Implementing these objectives will depend on a number of factors:

- Development proposals must be in accordance with current development plan policies relating to conservation area status and special character of the historic buildings, open spaces and tree groups.
- Design, materials and detailing will require to be in accordance with design guidelines prepared by the local planning authority;
- Development proposals should demonstrate a sustainable approach, including use of materials and sustainability of use;
- Adaptive re-use of buildings and mixed use projects to ensure a reverse in physical, visual or economic decline will be positively considered subject to compatibility with neighbouring property and uses;
- The potential for economic regeneration will be considered as a positive factor, subject to compatibility with neighbours.

11.4 Whilst current planning policies provide a framework for protection of the conservation area, it is important to ensure implementation and enforcement where necessary. A combination of guidance, information and planning tools will be used in this management role, as indicated below:

- Conservation area guidance: design advice covering conservation areas in general will be provided for owners and occupiers of residential and commercial property with regard to building alterations and improvements, and there will also be advice for any new build site infill in conservation areas;
- Grant aid: the local planning authority will provide information regarding what grant schemes may be available from partnership agencies and other organisations for certain types of repair or enhancement works;
- Enforcement action: the planning authority will assess any unauthorised works within and adjacent to conservation areas with a view to taking enforcement action where feasible;

- Article 4 Directions: the planning authority is committed to updating this additional planning tool within the conservation area in order to bring certain classes of permitted development under planning control (as described in paras. 14.2-14.5).
- Repairs Notices: the planning authority will seek to work with owners of listed buildings but will take action in terms of undertaking urgent works or requiring repairs where owners allow buildings to fall into disrepair;
- Compulsory Purchase orders: the planning authority will exercise its rights to acquire buildings in disrepair to assist their repair and conversion in partnership with other agencies;
- Education and training: the planning authority is in the process of establishing links with Historic Scotland, business and enterprise bodies and construction skills providers to facilitate conservation training programmes for building contractors and other interested parties or private individuals. Perth and Kinross Heritage Trust has an ongoing interpretative and outreach education programme in conjunction with other agencies which includes events linked with conservation areas.

11.5 There is a firm commitment from the planning authority to ensure the protection and enhancement of Muthill Conservation Area and to use statutory planning powers when these are required. The importance of public consultation with local civic amenity and community groups and local businesses is fully understood and this will continue after the conservation area has been designated and established.

### **Monitoring and Review**

The conservation area will be monitored through:

12.1 Photographic surveys: a detailed survey of all buildings and open spaces within the conservation area has been undertaken as part of the appraisal and will form a basis for monitoring further change;

12.2 Observation: officers from the planning authority will visit the conservation area at regular intervals and check on the progress of any restoration and enhancement schemes and also observe any other works occurring which may be unauthorised;

12.3 Liaison: officers will liaise with local amenity groups, the public and other interested parties as necessary;

12.4 Review: the Conservation Area Appraisal will be monitored and reviewed from time to time depending upon budget constraints and other priorities.

## **Chapter 5 PROPOSALS**

### **Opportunities for development**

13.1 The 2001 Strathearn Area Local Plan identified areas for housing development at the edge of or in proximity to the conservation area at Pitkellony, Wardside House and The Orchard. There are no large-scale sites within the conservation area.

13.2 The Local Plan indicates that there may be some scope for infill development, but only where this will not adversely affect the density, character or amenity of the village. Applications for consent in principle within the conservation area are unlikely to be acceptable without further detail of the layout, massing, scale, proportions and landscaping of the proposed development.

13.3 Key areas of open space and recreation identified in the Local Plan, at the recreation ground, Highlandman's Park and at Wardside north of the parish church will be retained. Any development proposals that would erode these areas will be resisted.

13.4 Other development sites outwith the conservation area may be allocated for housing or other uses in future Local Development Plans. It is important to preserve and where possible enhance the setting of the conservation area. The design, scale and landscaping of any development must not adversely affect this setting.

### **Opportunities for planning action**

#### **Conservation area boundary**

14.1 The conservation area was first designated in June 1973. During the current re-appraisal and review some minor changes to the boundary have been considered. Three areas are considered to meet the criteria for special architectural and historic significance and are proposed for inclusion. They are the Coronation Park, The Jam Factory and the rear extended gardens on Willoughby Street that back onto the orchard. The appraisal and conservation area boundary will be kept under review in future re-appraisal cycles.

#### **Effects of permitted development**

14.2 Alterations to listed buildings are covered by listed building legislation and the need to obtain listed building consent, but unlisted buildings, of which there are many in Muthill, are not covered by this legislation.

14.3 Small scale developments or alterations to unlisted buildings or open spaces may not be significant individually but cumulatively can erode the visual fabric of the townscape and there is the potential, without development management, for more of such developments to appear. The existing conservation area is covered by an 'Article 4 Direction' which removes certain permitted development rights under the General Permitted Development Order 1992. This existing Article 4 Direction needs to be reviewed to take into account of the proposed extension to the conservation area.

14.4 Classes of development which are usually 'permitted' include alteration or removal of stone walls or railings; small extensions or some types of alterations to the exterior of houses, including replacement windows; small buildings or alterations within the curtilage of houses; some satellite dishes; repairs to private streets; caravan sites; some forms of telecommunications development; some types of development by statutory undertakers (water, gas, electricity, road transport, post office and sewerage) and certain types of development by local authorities, including lamp standards and street furniture. In Muthill the townscape is particularly vulnerable to some if not all of these classes of permitted development, for example, window and door replacements; developments within the curtilage of gardens and possible loss of trees; the alteration of stone

boundary walls or decorative iron railings; visual clutter of telecommunications and electricity apparatus on or near buildings, and alterations to roads or parking areas.

14.5 Under Article 4 of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992, the local planning authority can seek the approval of the Scottish Ministers for Directions that restrict permitted development rights. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. In order to maximise the benefit of a conservation area designation it is considered that an updated Article 4 Direction for the conservation area with its amended boundary should be drafted for Scottish Ministers approval (Draft Article 4 Direction shown in Appendix 1).

### **Advertisements**

14.6 There are certain types of advertisements which do not require advertisement consent under the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984. It is possible for a local planning authority to propose additional advertisement controls through regulation 11 of the 1984 Regulations and seek the approval of the Scottish Ministers. A Regulation 11 direction controls normally permitted forms of 'minor' advertisement which can have an impact in areas of environmental quality. Certain types of advertisements, such as shop or business signage, can have a significant impact on historic building frontages and on the overall quality of the townscape. Usually Regulation 11 advert controls are only approved in conservation areas.

14.7 The quality of commercial signage in Muthill is predominantly good, but there are some existing examples of particularly obtrusive or poorly designed signage which has significant and adverse visual impact on traditional shop fronts and the wider townscape. Additional advertisement controls would be a useful development management tool and should therefore be drafted for consultation and Scottish Ministers' approval. Classes of permitted advertisement proposed for removal under Regulation 11 of the Control of Advertisements Regulations 1984 are shown in Appendix 2.

### **Trees**

14.8 There is a case for Tree Preservation Orders (TPOs) to be formulated within the setting of Muthill if there are trees which are important to the setting of the conservation area. The Council will consider serving TPOs if any important tree belts in these areas are under actual or potential risk.

14.9 Any proposals to fell, top or lop trees within the conservation area will be subject to certain planning controls under the Town & Country Planning Act. Under this Act the local planning authority must be given six weeks notice of the intention to uproot, fell or lop trees. The planning authority then has the opportunity to discuss suitable management of the tree(s) with the owners, such as thinning rather than lopping. The planning authority would also have the option to propose protection by Tree Preservation Order (TPO). Failure to give notice of intention to fell, top or lop trees within the conservation area will render the person liable to the same penalties as for contravention of a TPO, which could involve a fine not exceeding £20,000 per tree.

### **Opportunities for enhancement**

15.1 Individual sites which may be opportunities for enhancement are identified in the Negative factors section and the Townscape Analysis map. These include buildings, facades or spaces which are vacant or of poor visual quality and condition, spaces or routes which are ill-defined or poorly surfaced, and particularly obtrusive signage.

15.2 Enhancement of the conservation area will be achieved through a variety of agencies and routes: through schemes promoted by the local authority (Perth and Kinross Council) in

partnership with local or national agencies, through private business enterprise and development or via conditions or legal agreements attached to planning consents. Funding may be available from a variety of sources including Perth and Kinross Council; Perth and Kinross Heritage Trust; Historic Scotland or the Heritage Lottery Fund, depending on these organisations' priorities and resources at the time.

15.3 Please note that these represent initial ideas for potential projects. There will be early consultation with the local community, including the Community Council and other local groups, before any firm proposals are developed further.

### **Buildings**

15.4 52 Willoughby Street, 56 Willoughby Street, 107 Willoughby Street, 18 Drummond Street, 23 Drummond Street, gap site between 27 and 31 Drummond Street: discussions will be welcomed with the current owners/occupiers of these buildings and building site to assess their conservation needs and to investigate alternative uses to secure their long-term future.

### **Spaces**

15.5 The Cross has become dominated by traffic engineering and would benefit from a scheme of hard and soft landscaping to manage traffic appropriately, rationalise signage, enhance the surrounding buildings and create a more pleasant, pedestrian-friendly environment.

15.6 Old Parish Church burial ground: a sympathetic programme of landscape management in conjunction with memorial stabilisation and conservation would greatly enhance this scheduled monument and its important collection of historic memorials.

15.7 Public green space at Wardside, north of the parish church; parking area adjacent to school, Station Road and vehicle storage area behind petrol station, Willoughby Street: these spaces would benefit from enhancements in the form of hard and soft landscaping schemes and rationalisation of parking.

### **Shopfronts and signage**

15.8 Commercial Hotel, Drummond Street and the garage and petrol station in Willoughby Street: guidance and assistance in rationalising and redesigning some of this signage would greatly benefit the character and quality of these parts of the conservation area.

15.9 The management of the conservation area provides an opportunity for the development and enhancement of path networks through Muthill and around the local area. The draft Core Path Plan identifies key routes around the village linking to wider networks allowing access throughout the area. There may be scope for improving or extending existing routes linking to the Core Path network.



## APPENDICES

### 1) Article 4 Direction

Town & Country Planning (Scotland) Act 1997  
Form of Direction by Planning Authority under Article 4(8)  
Town and Country Planning (General Permitted Development)  
(Scotland) Order 1992

## Muthill Conservation Area

The Perth & Kinross Council (Restriction of Permitted Development)  
(Muthill) Direction 2011

Perth & Kinross Council in terms of article 4(1) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (SI 1992/223) being satisfied that it is expedient that all or any development comprising:-

- Class 1 - the enlargement, improvement or other alteration of a dwellinghouse;
- Class 3 - the provision within the curtilage of a dwellinghouse of any building or Enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure;
- Class 6 - the installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse;
- Class 7 - the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;
- Class 16 - the use of land, other than a building, as a caravan site;
- Class 27 - the carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way;
- Class 30 - the erection or construction and the maintenance, improvement or other alteration by a local authority;
- Class 38 - water undertakings;
- Class 39 - public gas transporters;
- Class 40 - electricity undertakings;
- Class 41 - tramway or road transport undertakings;
- Class 43 - universal service providers; and,
- Class 43A - sewerage undertakings;

should not be carried out within the Conservation Area of Muthill (area of land as described in the Schedule hereto) unless permission is granted on an application in that behalf, hereby directs that the permission granted by article 3 in respect of:-

Classes 1, 3, 6, 7, 16, 27, 30, 38, 39, 40, 41, 43 and 43A, as described above, shall not apply

This direction may be cited as the Perth & Kinross Council (Restriction of Permitted Development) (Muthill) Direction 2011.

Signature .....

Designation .....

Chief Executive's Service – Legal  
Perth and Kinross Council  
2 High Street  
Perth PH1 5PH

## SCHEDULE

The area of land hatched in red on the plan annexed and executed as relative hereto, in the district of Perth & Kinross Council.

Note: The plan annexed to the Direction should be executed in the same way as the Direction and duly docketted with reference thereto.

2) Classes of advertisements proposed for advertisement control under Regulation 11 of the Town and County Planning (Control of Advertisements) (Scotland) Regulations 1984

<b>Description of Advertisement</b>
<b>Class II (3):</b> Advertisements relating to any institution of a religious, educational, cultural, recreational or medical or similar character to any hotel, inn or public house or hostel, situated on the land on which any such advertisement is displayed.
<b>Class III (3):</b> Advertisements relating to the carrying out of building or similar work on the land on which they are displayed, not being land which is normally used, whether at regular intervals or otherwise for the purpose of carrying out such work.
<b>Class IV (1)</b> Advertisements displayed on business premises wholly with reference to all of the following matters; the business or other activity carried on, the goods sold or services provided, and the name and qualification of the person carrying on such business or activity or manufacturing or supplying such goods or services on those premises.
<b>Class IV (2)</b> Advertisement displayed on any forecourt of business premises wholly with reference to all or any of the matters specified in <b>Class IV (1)</b> .

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## Sources

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